

# **Youlgrave Sports Pavilion**



**Feasibility Report**

**April 2025**

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# Executive Summary

## Background

0.1 Youlgrave Sports Pavilion was opened in June 1971. After 50+ years of regular use the structure is no longer fit for purpose and does not adhere to national standards. There is an urgent need to provide a facility that is fit for the present and the future.

0.2 Following recent discussions with both the village cricket and football clubs, Youlgrave Parish Council, who manages Alport Playing Fields on behalf of a charitable trust, agreed that it was necessary to consider the replacement of the pavilion.

0.3 The Parish Council acknowledged that for such a major capital investment, external input would be required to help demonstrate both the need for such investment and what the possibilities might be.

0.4 James Boon Architects has produced concept architectural designs. Outline costs have been calculated by Greenwood Projects and Lucy Godfrey, with support from Victoria Dickerson, has undertaken community consultation and prepared a fundraising plan.

## Consultation

0.5 A community survey (81 respondents) revealed the priorities for the pavilion:

- The key priority is improvements to the changing facilities. Supported by free text comments which highlighted the need for clean changing rooms with suitable facilities for both men/women/disability access.
- Keeping the history of the club [this was reflected in the feedback a drop-in public session - people want it to look relatively similar and have the same 'feel']. People are keen to incorporate memorial plaques and the score box.

0.6 Improved facilities would help to attract new players (84.5%) and would benefit current users (94.8%).

0.7 The survey highlighted the importance of facilities to make the pavilion and associated sports attractive to women's teams and highlight the lack of current provision.

0.8 Improving the facilities will allow the soft ball cricket team to host festivals and enter a league. The facilities are impacting their ability to compete, are unattractive and unwelcoming.

0.9 The improved pavilion would be a community asset and help the local village school provide improved PE and sports provision for the children. [NB the pupil premium figures are higher than the national average at the local primary school.]

0.10 Engaging in sport allows social barriers to be broken down, promotes exercise and helps with physical and mental wellbeing.

0.11 There are concerns about parking and safety measures that the community would like to address regarding nets to prevent balls damaging neighbouring property.

0.12 58% of respondents disagree/strongly disagree that the pavilion should remain as it is, with 59% agreeing/strongly agreeing that the current pavilion should be demolished and replaced with a new building.

0.13 Free text responses highlighted the importance of consulting young people in the development to encourage a sense of pride/community in the new facilities. [A concern here was vandalism which could be linked to the level of anti-social behaviour reports (21.6%) in the crime figures].

0.14 Some people felt strongly that it should also be available for other sports users and not become solely seen as being for one sport. One respondent suggest it is important that it is a 'base for sport and recreation.'

0.15 Responses confirm the importance of the new pavilion retaining the 'traditional' feel of the current one.

0.16 There were some concerns that a bar would take away trade from local pubs or become just another venue for social events which also reflects a concern about noise from increased use.

0.17 The importance of a community / activity space and hub is reflected in the way the playing field is used with 49.3% of respondents using the playing fields for family activities. The field is used for a variety of other sporting activities including the Youlgrave Harriers and orienteering alongside utilisation of the space for casual leisure/sporting activities and pre-school activities. The free text responses demonstrate the variety of activities that the playing field is used for and support the idea that the pavilion could become the sporting hub of the village.

0.18 Responses are overwhelmingly positive to the proposal with comments highlighting the importance of having modernised facilities and suggesting it is long overdue.

0.19 There are points raised about the cost, whether it is finically viable, and how well the new building will be utilised to justify the cost.

0.20 There are several offers of assistance and the school would look at promoting and helping with fundraising.



## **Plans**

0.21 Initial sketch designs show how a pavilion could be developed on the existing site in response to the initial brief and site constraints.

0.22 An options appraisal of the location for the pavilion includes five different sites (the current carpark, west end of football pitch, bottom of the field, near the bowling pavilion and the existing location).

0.23 Whilst the existing pavilion location has some negative constraints, there is no obvious outstanding alternative. Therefore, the existing location is the preferred location to develop a new pavilion.

0.24 The existing pavilion is in very poor condition. The areas are too small for modern purposes, and they are not accessible (due to internal steps), have exposed services and do not allow for unisex use or have any facilities for officials changing.

0.25 The existing club room is too small to accommodate even one team and unless facilities are improved, clubs are not going to be able to expand and grow. Due to these factors the project considerations (including costs) for a refurbishment of the existing pavilion have not been assessed.

0.26 The proposal is a one storey building, which produces a long, thin plan. There are two larger changing rooms, with room for showers and toilets, as well as a smaller officials' changing room. The club room sits centrally to the main pavilion block with a bar and kitchen at one end and toilets at the other. Storage is within a new build garage.

0.27 The existing character of the pavilion is echoed in the new design. Timber cladding is suggested, along with a gable and clockface over the entrance. The external seating shown on the terrace could, with further design development, give a covered seating area.

## **Costs**

0.28 Cost consultants, Greenwood Projects, have prepared a high-level Order of Cost Estimate for the partial demolition, construction and extension of the pavilion. Costs include interior fit-out and car park amendments to form a new visibility splay (this will need further careful and detailed design with highways consultant input).

0.29 Due to the high-level nature of this estimate, reasonable assumptions have been made on quality, specification, construction methods and finishes. Inflation has been included from 4Q24 to 4Q26 and preliminaries have been included at 14.1%.

0.30 The total construction costs are c.£1m+VAT. Including professional fees, contingency and inflation the estimate is c.£1.4m+VAT.

## **Fundraising**

0.31 There are several fundraising methods that should be considered for a project that focuses on capital works and has outcomes focusing on health, wellbeing, inclusion and community cohesion. Methods include capital appeals, corporate sponsorship/partnership, community fundraising events, individual giving, crowdfunding and gift aid.

0.32 Trusts and Foundations are also a key part of the fundraising picture. However, funding obtained through bid writing can only ever be a proportion of the overall funding. Public donations, business donors, wealthy people and crowdfunding certainly have a part to play too. These non-bid writing sources usually provide funds without stipulations on how the money is used, which is also helpful.

0.33 Given the anticipated value of the capital scheme, and knowing the current funding landscape, it is likely that there will be a funding shortfall for the pavilion project. Derbyshire FA have suggested that when applying for a Football Foundation grant (which is typically 60-65% of a project value) it is recommended that the initial first step is to try and build up most of the required partnership funding (or at least be well along with securing it).

0.34 Finance can also assist with getting projects off the ground and the Parish Council should consider the possibility of taking a loan facility from the Public Works Loan Board and/or exploring the option of an England and Wales Cricket Trust Interest Free Loan.

## **Next Steps**

0.35 The Parish Council now have a clearer picture of what will be involved in delivering a new sports pavilion and the funding that might be available. A strong 'case for support' exists, which can be tailored for different audiences.

0.36 Realistic targets and timescales need to be set, and finance options explored and debated.

0.37 The option of a modular approach to the design could be considered as a potentially cheaper alternative, although exactly how the aesthetics of this are made suitable for the Peak Park setting requires further consideration and design development.

0.38 A pre-application to the Peak District National Park is to be submitted to get initial feedback from the Planning authority. This application will include reference to the modular approach.

0.39 Once a response from the Peak District National Park has been received and the various aspects are defined, several surveys will need to take place (topographical survey/assessment of trees, highways report and structural engineer advice) ahead of developing the project through RIBA Stage 2.

0.40 This work would inform a pre-application discussion with the planners at the Peak Park Planning Authority and lead to RIBA Stage 3, culminating in a Planning Application.

# 1. Introduction

This report, which explores the feasibility of replacing the existing sports pavilion at Alport Lane Playing Fields, has been commissioned by Youlgrave Parish Council.

Following recent discussions with both the village cricket and football clubs, the Parish Council agreed that it was necessary to consider the replacement of the pavilion. They acknowledged that for such a major capital investment, external input would be required to help demonstrate both the need for such investment and what the possibilities might be.

James Boon, of James Boon Architects, has undertaken an architectural options appraisal regarding the location of a new pavilion. This assesses the relevant constraints and opportunities of the playing field site.

James has produced concept designs, with a focus on making sure the look and feel of any new building is in line with the vision and community feedback. The possibility of refurbishing the existing pavilion has been explored, but it was felt that the physical size and layout present too many constraints.

Outline costs for the new proposals have been supplied by Greenwood Projects (quantity surveyors). As the current pavilion is not fit for purpose, costs have not been included for a refurbishment option.

Lucy Godfrey, with support from Victoria Dickerson, has undertaken community consultation via a survey and an open morning to gather evidence of need/demand for the proposals, and has prepared a fundraising plan.

As well as outlining the next steps to achieve the vision of a new pavilion, this report is also intended to be a useful document to share with stakeholders and to create a 'case for support'.

## 2. Current Situation

### 2.1 Youlgrave Sports Pavilion

The existing wooden pavilion at Alport Lane Playing Fields sits comfortably in the rural village setting. It certainly has the character that one would expect from a village sports pavilion.



Youlgrave Sports Pavilion, October 2024

It potentially has one of the best outlooks from a sports pavilion that one could find, with wonderful views over the cricket pitch to the hills of the White Peak. However, it is in poor condition and has reached end of life. It is unfit for modern purposes due to its small size (limiting use and storage space), and very basic changing, toilet and shower facilities. The facilities do not meet a variety of National Standards set by Government, Sports England or various national Governing Bodies. For example, the current changing rooms are each circa 8m<sup>2</sup>, which is half the recommended 16m<sup>2</sup> by the FA for football teams, and considerably less than the 20m<sup>2</sup> recommended for cricket, not including toilets and showers.

The existing changing rooms are in especially poor condition; however, it is not just a simple refurbishment project. The areas are too small for modern purposes, and they are not accessible (due to internal steps), have exposed services, and do not allow for unisex use or have any facilities for officials changing.

The existing club room is too small to accommodate one team, let alone two and, unless facilities are improved, clubs are not going to be able to expand and grow. Due to the lack of storage, the club room is mainly used to keep furniture and equipment in, rather than functioning as a club room space for during and after matches.

The existing garage and storage space within the pavilion also isn't large enough, meaning a series of separate storage containers outside the main building need to be used for a variety of equipment. Due to these factors, the project considerations (including costs) for a refurbishment of the existing pavilion have not been assessed.



Photographs showing the current condition of the Pavilion (September 2024).



## 2.2 Developing the initial proposals

The drawings provided by James Boon Architects relating to the current situation include:

- **A Location Plan** – this sets out the extents of the land that forms the playing fields, pavilion etc.
- **Context Analysis** – this covers some basic analysis of views into and out of the site and the existing pavilion, as well as access points and routes around the site.
- **Site Options Analysis** – this has been used to look at the pros and cons of various possible sites around the playing field (see below)
- **Sketch Existing** – although there isn't a formal accurate survey of either the topography of the site or a measured building survey of the existing pavilion, this is a sketch layout of the existing facilities to give some context to their scale and layout. This helps to show what is already within the pavilion and gives an approximate indication of the slope of the land across the site.

Please see Appendix A.

## 2.3 Site Analysis and Options

Despite the wonderful views out from the pavilion, its existing location may not be considered ideal as it is a very tight site between the cricket pitch and neighbouring property. It is also some way away from the parking facilities. It was, therefore, considered appropriate to carry out an analysis of the various options around the site to determine if any alternative locations would be better suited to positioning the pavilion. Five different locations have been assessed, including the existing location, as below:



The full options analysis can be found in Appendix A, and can be summarised as:

**Option 1: Existing Car Park**

Easily accessed from the road and car park, with good views over the cricket pitch. However, this would reduce the number of parking spaces available, and block views across the pitch and hillside beyond from the road and neighbouring houses.

**Option 2: West End of Football Pitch**

Again, good proximity to the car park for access, and good views over the football pitch. However, very close to the electricity substation and likely that there are buried services in the area. It is also a very tight site.

**Option 3: Bottom of the playing fields**

Unlike other sites, this isn't tight and restricted. However, it is far from the car park. By looking uphill, it doesn't have good views of either the cricket or football pitch, and any new building here would be very prominent visually, potentially blocking views of the nearby hillside.

**Option 4: Near Bowling Pavilion**

Again, this isn't a restricted site, so there would be room to develop more freely. However, it also wouldn't have good views of the football pitch and is a long way from the car parking area.

**Option 5: Existing Pavilion Location**

Easily accessed from the car park, with good views and connections over the sports pitches as well as having excellent views into the countryside beyond. However, it is a tight and restricted site and is near the neighbouring property. There is also the issue of associated root protection areas and existing tree canopies, which could impact on the construction.

**Conclusion:**

Having carried out the analysis, whilst the existing pavilion location has some negative constraints, there is no obvious outstanding alternative. Therefore, the existing location is the preferred location to develop a new pavilion.



## 2.4 Alport Lane Playing Fields - Structure, governance and management

Youlgrave Parish Council manages Alport Lane Playing Fields on behalf of the charity, 'QEII Alport Lane Playing Fields' (Charity no: 520537). The charity holds the freehold and assets and all funding and management is provided at cost to Youlgrave Parish Council. This offsets any income, directly attributable to the assets, against running costs. The balance of funds is provided from the precept to ensure the charity does not make a loss.

The Parish Council maintains and renews the assets, as well as enhancing this by the provision of specific items for play and exercise. The field areas are open year-round with regular inspections being undertaken.

The Council encourages team sport by provision of dedicated areas for football and cricket. It also leases an area to the Bowls Club for their pavilion. The primary school uses the field for activities, as they have no grass areas.

The charity has set aside budgets from the Parish Council for maintenance and repair. The main sources of income are two honesty boxes, a DDDC mowing grant and rents from club use.

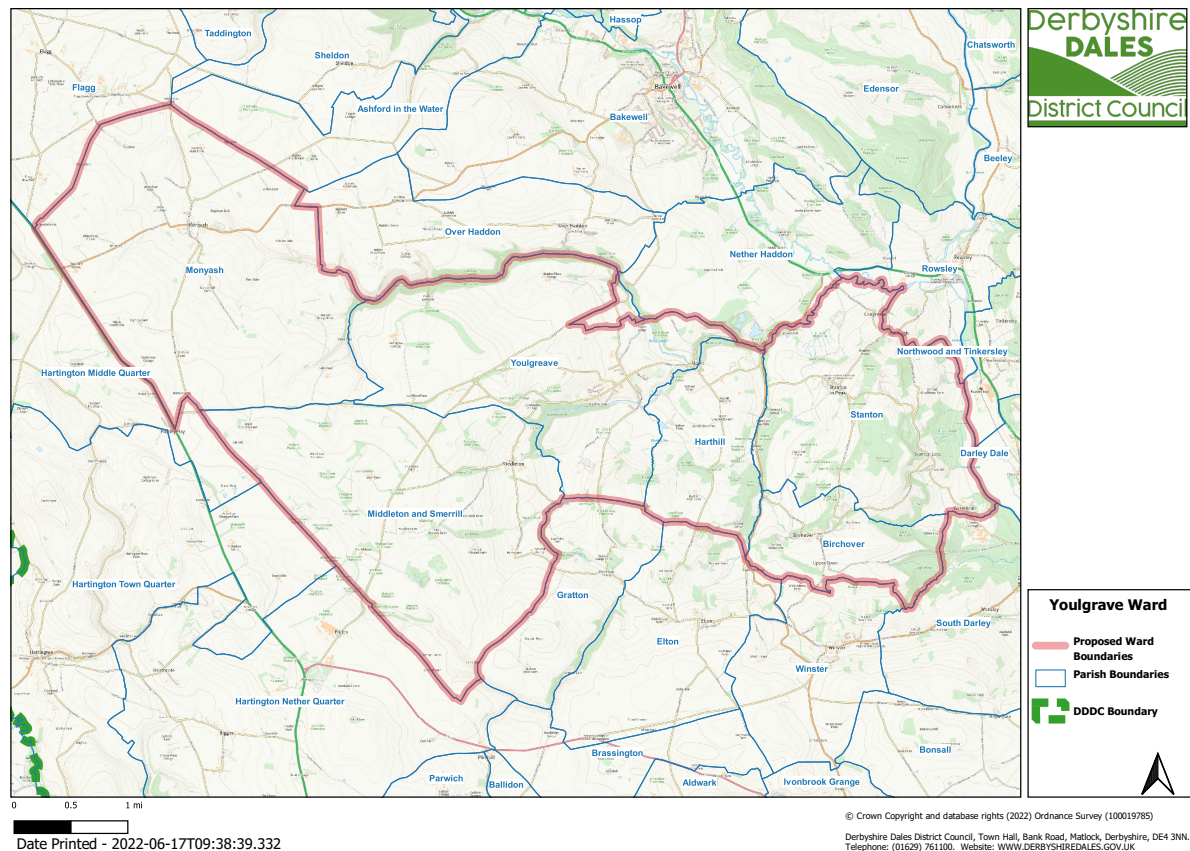
The Parish Council pays for any shortfall to cover the costs.

Until recently, the freehold on the field (reference number 144QE) was with the National Playing Fields Association, operating as Fields in Trust. The field was leased to Youlgrave Parish Council on 1<sup>st</sup> October 1931 for 99 years. The freehold has now been transferred to Youlgrave Parish Council as sole trustee of the charity.

This arrangement is beneficial for the current project as the charity will have access to grant funding that would not be available to the Council.

## 3. Potential and Current Users

### 3.1 Understanding the local area



#### The local area

Located 4.7 miles from Bakewell, Youlgrave (Youlgrave) falls under the control of both the Peak District National Park and Derbyshire Dales District Council and has a population of 970 people in 470 households.<sup>1</sup>

#### Local population

Age profile of Youlgrave Residents (from 2021 Census)<sup>2</sup>

0-4 = 3.2%	5-9 = 5.1%	10-14 = 3.7%	15-19 = 4%	20-24 = 2.9%
25-29 = 3.6%	30-34 = 3.3%	35-39 = 4%	40-44 = 5.8%	45-49 = 5.7%
50-54 = 6.2%	55-59 = 8.1%	60-64 = 9%	65-69 = 11.6%	70-74 = 9.1%
75-76 = 6.1%	80-84 = 3.9%	85+ = 4.7%		

<sup>1</sup> Office for National Statistics, 'Profile preview: Youlgrave', (No date) Available online: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E04002823> Date accessed: 24 August 2024

<sup>2</sup> Office for National Statistics, 'Profile preview: Youlgrave', (No date) Available online: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E04002823> Date accessed: 24 August 2024

ONS statistics highlight, population growth in the Derbyshire Dales was lower than across the East Midlands and England (0.6% vs 7.7% EM, 6.5% Eng.).<sup>3</sup> The village is less ethnically diverse than the rest of England with most residents self-reporting as white and identifying with one or more UK identity only.<sup>4</sup>

### Economic Activity Status

*Aged 16 years and over.*

Economically active: In employment 46.9% (57.4%)

Economically active: unemployed 1.9% (3.5%)

Economically inactive: 51.2% (39.1%)

Reflecting a broader trend seen within the wider Peak District, 51.2% of Youlgrave residents are economically inactive, 12.1% higher than England.<sup>5</sup> Although the 2021 Census did not have a specific category for retirement, the most common reason for being economically inactive is retirement.<sup>6</sup> The aging population of Youlgrave reflects a broader trend within the Peak District and the wider Derbyshire Dales Area, the number of people aged 65 to 74 in the DDA increasing by 25.1% from the 2011 to 2021 census.<sup>7</sup>

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<sup>3</sup> Office for National Statistics, 'How life has changed in the Derbyshire Dales: Census 2021' (19 January 2023) Available online: <https://www.ons.gov.uk/visualisations/censusareachanges/E07000035> Date accessed: 26 August 2024

<sup>4</sup> Office for National Statistics, 'Profile preview: Youlgrave', (No date) Available online: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E04002823> Date accessed: 24 August 2024

<sup>5</sup> Office for National Statistics, 'Profile preview: Youlgrave', (No date) Available online: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E04002823> Date accessed: 24 August 2024; Peak District National Park Authority, 'The State of the Park Report – Resident Population', (2021) Available online: <https://reports.peakdistrict.gov.uk/sotpr/docs/settlement-&-communities/resident-population.html> Date accessed: 26 August 2024

<sup>6</sup> Office for National Statistics, 'Characteristics of those not in employment as of Census Day 2021' (15 September 2023) Available online: <https://www.ons.gov.uk/employmentandlabourmarket/peoplenotinwork/unemployment/articles/characteristicsofthosenotinemploymentasofcensusday2021/2023-09-15> Date accessed: 28 August 2024

<sup>7</sup> National Park Authority, 'The State of the Park Report – Resident Population', (2021) Available online: <https://reports.peakdistrict.gov.uk/sotpr/docs/settlement-&-communities/resident-population.html> Date accessed: 26 August 2024; Office for National Statistics, 'Profile preview: Youlgrave', (No date) Available online: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E04002823> Date accessed: 24 August 2024; Office for National Statistics, 'How life has changed in the Derbyshire Dales: Census 2021' (19 January 2023) Available online: <https://www.ons.gov.uk/visualisations/censusareachanges/E07000035> Date accessed: 26 August 2024

## Employment

Of those aged 16+ in employment in Youlgrave, 12.6% work less than 15 hours a week, 50.5% 16-30 hours per week and 14.8% 49 or more hours.<sup>8</sup> When compared to figures for England, Youlgrave has more part time workers and less full-time workers than the English average.<sup>9</sup>

Of Youlgrave's population only 13.4% of are students aged five years and over.

## Schools

The local primary school, Youlgrave All-Saints Primary has 72 pupils registered for the 2023-24 academic year, with 21 pupils (29.1%) eligible for the pupil premium which is 9.1% higher than the national average.<sup>10</sup>

Secondary school provision for students in Youlgrave is provided in the main by Lady Manners School which has 1,138 (yr 7-11) pupils registered for the 2023 academic year with 132 pupils (11.6%) eligible for the pupil premium.<sup>11</sup>

*The Pupil Premium is an alternative measure of disadvantage and is additional funding for schools for qualifying children. These criteria are eligibility for free school meals at any time in the last six years, looked after or formerly looked after children and children from armed services families.*<sup>12</sup>

## Household Deprivation<sup>13</sup>

Not deprived in any dimension 49% (48.4)

Deprived in one dimension 32.2% (33.5)

Deprived in two dimensions 16% (14.2%)

Deprived in three dimensions 2.6% (3.7%)

Deprived in four dimensions 0.2% (0.2)

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<sup>8</sup> Office for National Statistics, 'Profile preview: Youlgrave', (No date) Available online: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E04002823> Date accessed: 24 August 2024

<sup>9</sup> Office for National Statistics, 'Profile preview: Youlgrave', (No date) Available online: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E04002823> Date accessed: 24 August 2024

<sup>10</sup> Gov.UK, 'Youlgrave, All Saints' CofE (VA) Primary School', Available online: <https://get-information-schools.service.gov.uk/Establishments/Establishment/Details/112924#school-dashboard> Date accessed: 24 August 2024

<sup>11</sup> Gov.uk, 'Lady Manners School', Available online: Date accessed: <https://get-information-schools.service.gov.uk/Establishments/Establishment/Details/112996> 24 August 2024

<sup>12</sup> House of Commons Library, 'Research Briefing: The Pupil Premium (England)' (8 September 2023) Available online: <https://researchbriefings.files.parliament.uk/documents/SN06700/SN06700.pdf> Date accessed; 24 August 2024

<sup>13</sup> Office for National Statistics, 'Profile preview: Youlgrave', (No date) Available online: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E04002823> Date accessed: 24 August 2024

Figures for household deprivation highlight that Youlgrave falls slightly below the average for England. However, children qualifying for the pupil premium at All-Saints Primary demonstrate the multiple ways that disadvantage can be measured.

16.5% of Youlgrave household live in socially rented accommodation which is 0.6% below that of England.<sup>14</sup>

However, this is 3.9% higher than the average for the Derbyshire Dales area. In the Derbyshire Dales, the percentage of households in the social rented sector saw an increase of 0.5% between 2011 and 2021. During that period, the regional (East Midlands) percentage fell from 15.8% to 14.9%.<sup>15</sup>

## Crime

Crime figures in Youlgrave, Stanton and White Peak Villages for the year July 2022-3 list 199 reported crimes. The top four incidents were violence and sexual offences (36.7%), anti-social behaviour (21.6%) and public order offences (10.6%) and other theft (9.5%).<sup>16</sup>

## 3.2 Local cricket and football

### Youlgrave Lodge Cricket Club

Youlgrave Lodge Cricket Club currently has a men's 1<sup>st</sup> XI team that play competitive league cricket on Saturdays in the Yorkshire and Derbyshire league. Friendly cricket, which takes place on Sundays and during the week with the midweek team, is for adult men and women players.

All home matches are played at Alport Lane. Winter net sessions take place at Lady Manners Sports Hall. During March/early April, the club help to get the pavilion ready for each new season.

There is a women's softball team who compete in various local festivals. In 2024 they were ranked 4 (out of 8) for the Matlock and Cromford Women's Softball Festival. Women's softball cricket festivals are open to teams for women and girls (needing 8 players to form a team). In Derbyshire there were 28 festivals available in Derbyshire

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<sup>14</sup> Office for National Statistics, 'Profile preview: Youlgrave', (No date) Available online: <https://www.ons.gov.uk/visualisations/customprofiles/build/#E04002823> Date accessed: 24 August 2024

<sup>15</sup> Office for National Statistics, 'How life has changed in the Derbyshire Dales: Census 2021' (19 January 2023) Available online: <https://www.ons.gov.uk/visualisations/censusareachanges/E07000035> Date accessed: 26 August 2024

<sup>16</sup> Derbyshire Constabulary 'Stanton, Youlgrave and White Peak – Crime Level Overview – July 2003 to Jun 2004' (No Date) Available online: <https://www.police.uk/pu/your-area/derbyshire-constabulary/stanton-youlgrave-and-white-peak-villages/?tab=statistics> Date accessed: 24 August 2024

(including at Matlock & Cromford CC, Ashover Barbarians CC, Belper Amateurs etc), however, Youlgrave does not have the appropriate facilities to be a host.

### Cricket in the Local Area

- Sheffield Spartans (3.9m) –Senior: Men. Sheffield Spartans (Haddon Road, Bakewell, Derbyshire, DE45 1AW) played in the Yorkshire & Derbyshire League Division Two and were ranked 5<sup>th</sup> at the end of the season.
- Elton (4.5m) – Senior: Men & Mixed Social Teams. (Jubilee Field, Main Street, Elton, Matlock, Derbyshire, DE4 2BU) Last registered competitive league mention for the men’s team was in 2021.
- Bakewell (4.2m) – Senior: Men & Mixed Social. (Rutland Recreation Ground, Haddon Road, Bakewell, Derbyshire, DE45 1ET). Last noted competitive season was 2022 when they played in the Derbyshire County Cricket League Division 7 North.
- St Anselm’s School (3.8m) – Boys U13, Girls U12. (The Clubhouse, St Anselm’s, Derbyshire DE 45 1DP). A fee-paying day and boarding preparatory school, unable to identify whether non-students can play for the team
- Ashford in the Water (4.7m) – Senior: Men & Mixed Social. (Mill Lane off Baslow Road, Ashford in the Water, Nr Bakewell, Derbyshire DE45 1QA) Men’s senior team played in the Derbyshire County Cricket League – The Wright Family – Division 6 North 2024 and were ranked 11<sup>th</sup> at the end of the season
- Darley Dale (5.7m) – Senior: Men’s & Women’s, Junior: Under 9s-Under 17s Mixed and Boys. (Station Road, Darley Dale, Nr Matlock, Derbyshire DE4 2EQ). This season the Men’s 1<sup>st</sup> team played in the Derbyshire County Cricket League, Browns Builders Merchants, Division 3 North 2004 (Ranked 8<sup>th</sup>) and The Raygar AES Ltd. Bayley Cup Group 2 2004 (Ranked 2<sup>nd</sup>). The Men’s 2<sup>nd</sup> Team played in Derbyshire County Cricket League, Geoff Cox Cars, Division 5 North 2004 (Ranked 7<sup>th</sup>). The Men’s 3<sup>rd</sup> team played in Derbyshire County Cricket League, Kitlocker, Division 9 North 2004 (Ranked 11<sup>th</sup>). In 2023 the Women’s 1<sup>st</sup> team played in a variety of Softball Festivals as part of Derbyshire Cricket Foundation Competitions. Darley Dale seems to have the most broad and comprehensive cricketing offer with several social and junior teams.

### Over a 5-mile radius

- Great Longstone (6.4m) – Mixed Social. (The Recreation Ground, Great Longstone, Derbyshire DE45 1TL).



- Chatsworth (7m) – Senior: Women & Mixed Social. (Chatsworth House, Chatsworth, Bakewell, Derbyshire DE45 1PP) The Women's 1<sup>st</sup> team have played in various Derbyshire Cricket Foundation Competition Softball festivals in 2024, and they also have a mixed friendly team.
- Baslow (8.3m) – Senior: Men's & Mixed, Junior Under 11 & Under 12. (Baslow Sports Club, Church Lane, Baslow, Derbyshire, DE45 1SP) Men's team played in Yorkshire & Derbyshire League Division three, (Ranked 1<sup>st</sup>).
- Matlock & Cromford Meadows (8m)<sup>19</sup> Senior: Men & Women, Junior All Stars (5-8) Dynamos (8-11). (Causeway Lane, Matlock, Derbyshire, DE4 3AR) This season the 1<sup>st</sup> team Played in Derbyshire County Cricket League – Browns Builders Merchants, Division 3 North 2024 (Ranked 11<sup>th</sup>). The 2nd team played in Derbyshire Country Cricket League, Peak Oil, Division 7 North (ranked 11<sup>th</sup>). The ladies' team have competed in various festival competitions during the 2024 season.
- Wirksworth & Middleton (11m) Senior: Men & Women, Junior U11 to U17. (The Recreation Ground, Derby Road, Wirksworth, Derbyshire, DE4 4AS) This season the Men's 1<sup>st</sup> team played in Derbyshire County Cricket League, Browns Builders Merchants, Division 3 North 2004 (ranked 9<sup>th</sup>) and the 2<sup>nd</sup> team 2nd Team played in Derbyshire County Cricket League, Peak Oil, Division 7 North, (ranked 9<sup>th</sup>) The Women's 1<sup>st</sup> Team and softball teams have played in Derbyshire Cricket Foundations Festivals.

### Youlgrave United Football Club

Youlgrave United Football Club was founded in 1886 and are one of the oldest amateur football clubs existing to date. They play in the Hope Valley Amateur League and came 3rd in the 2023/24 season as well as reaching the semi-finals of both the Derbyshire Cup and League Cup. The lack of a village junior team currently means that all junior football takes place in Bakewell, although its low-lying riverside sports fields frustratingly mean that pitches are often waterlogged at match time. YUFC has recently marketed itself at Lady Manners School and had success with 4 sixth form students joining the squad.

### Football in the Local Area

- Bakewell Town FC (4.2 m) have men's', women's and junior teams with the women playing in the Derbyshire Girls and Ladies League – Ladies Division One and the Men's team in Central Midlands League Division 1 West.
- Buxton FC (13.4 m) the men's team play in the Vanarama National League North with the women playing in the East Midlands Women's League Division 1 North.

- Matlock Town FC (8.2 m) the men's team play in the Northern Premier League Premier Division and the women play in Derbyshire Girls and Ladies League – Ladies Division Two
- Rowsley 86 Football Club are in the Central Midlands Alliance League (first team and reserves) with the first playing in the Macron Store Nottingham Division.
- Wirksworth Ivanhoe FC play in Central Midlands Alliance League. First team in Premier Division South with Reserves in division 2.

Further away from Youlgrave is Dronfield Town FC which offers Girls teams from U7 to U18, Boys teams from U7 to U18, seven adult teams, including Ladies' First Team, Ladies' Reserve Team, Men's First Team, Men's U21 Team, Men's Over 35s, and Over 45s team. The men's team compete in the Northern Counties East League Division One. The Women's team compete in the East Midlands Women's Regional League Division One North.



## 4. Consultation

### 4.1 Summary of consultation

The following consultations were undertaken:

- Meetings with the Parish Council and sporting representatives.
- Public drop-in consultation session at the Pavilion on Saturday 19<sup>th</sup> October 2024, 11am-1pm.
- Online survey (with hard copies provided if needed), which was communicated via posters, an article in the Bugle magazine and the village Post Office. Follow up conversations with respondents.
- Discussions with The Football Foundation, Derbyshire FA and Derbyshire Cricket Foundation.

#### 4.1.1 Community online survey [See Appendix B: Online Survey]

An online survey was available from the 21<sup>st</sup> September '24 to 19<sup>th</sup> October '24, asking the public what they thought about the proposals for the pavilion and to find out more about how it is currently used. 83 responses (8.5% of the total village population) were received (1 blank).

#### Demographics

Most respondents are aged between **35 and 74**. 23.2% are in the 45-54 age bracket.

There is a good balance between male (46.9%) and female (53.1%) respondents.

Respondents are generally people from within the DE45 1 (Bakewell - Youlgrave) postcode area. 80% (66) of survey respondents have a DE45 postcode, which covers Youlgrave/Bakewell. 6% (5) of respondents are from the wider locality (Belper/Matlock), 6% are from the Chesterfield/Sheffield area and 5% (5) are from further away, including Nottingham and Stockport.

Most respondents said that 2 adults live at their address (59.8%).

45% (of 80 responses) said that at least one child also resides at their address.

Most respondents (48 of 81) are in full or part time employment. 20 are retired.

#### Pavilion users

33 of 81 respondents are recent users (within the last 24 months) of the pavilion and a further 21 have used it before, but not recently. 6 respondents are the parent/guardian of a child who has used the pavilion within the last 24 months and 21 have never used it.

Those who are current users, or have used it in the past, were asked to list, in order of priority, a range of facilities.

**Improved changing room facilities** (showers/toilets) were rated as the most important aspect by most respondents.

**Improved storage space** (with areas for different activities) and **better kitchen/tearoom** facilities were closely ranked in second and third place.

Facilities that would appeal to other local sports groups/users of the field was rated as less important, but it should be noted that 13 people considered this as the most important aspect. Having a separate social space with bar facilities was the least important priority for a new pavilion.

19 respondents offered additional priorities for the Pavilion including:

- Making sure areas can be kept clean.
- **Fully inclusive changing facilities (gender, disability, age). ++**
- **An electronic scorecard** for cricket.
- **4G turf** installed on the hard court.
- An indoor space to run **after school clubs**.
- Space that can be used for **coaching young people**.

84.5% (49 out of 58) of users **strongly agree or agree** with the statement that **improved facilities would help to attract new players** and 94.8% (55 out of 58) **strongly agree or agree** with the statement that **improved facilities would benefit current users**.

Additional comments from users include:

- The importance of **making sure females and children can use the facilities too**.
- The opportunity of **raising money from a bar/function area** to put towards the upkeep of the pavilion.
- The current pavilion is **not pleasant to use/not inviting/limited facilities** and the toilets are not nice.
- We are trying to grow our **female softball team**. We would like to host a soft ball festival, but we're unable to do so because of the facilities. One of the fantastic things about the team is we can bring our children along, which is unique for a club and will encourage children to take part in sport. However, **the facilities are not suitable for young children**.
- The facility should be **available to and co-managed by a consortium of sports groups** who will use it.
- **There isn't enough space** for even one team to sit inside, let alone a visiting team!
- **Facilities do not support the requirements of a spectator**.

- The local village school would like to be able to use the space to offer **high quality PE and sports provision**. It would create a positive space for other schools and groups when used for sports festivals.
- **The road by the field is very narrow and there are issues** with cars parked on the road by field users. Buses, farm vehicles and stone walls are at risk.
- Modernise it but **keep the history of the club**.
- Make it available for the **local school and community groups etc**.

### The future of Youlgrave Pavilion

Respondents were asked how they feel about particular scenarios.

Answers suggest that there is strong local support for a pavilion that is used more often by more people (if parking issues are mitigated) and that the current building should be demolished and replaced.

What would you like to see (if financially viable):

- The current pavilion remaining as it is now: 6 respondents strongly agree/agree with this approach and **48 strongly disagree/disagree**.
- The current pavilion renovated: **35 respondents strongly agree/agree** and 18 strongly disagree/disagree.
- The current pavilion demolished and replaced with new: **49 respondents strongly agree/agree** and 11 strongly disagree/disagree.
- A pavilion that is used more often by more people: **60 respondents strongly agree/agree** and 2 strongly disagreed.
- A pavilion that has a social area and bar: 37 respondents strongly agree/agree and 12 strongly disagree/disagree.
- A pavilion that includes a desirable space for hire/local groups to use: 37 respondents strongly agree/agree and 12 strongly disagree/disagree.

27 people added additional comments about what they would/would not like to see including:

- Making the space somewhere that people can be **proud of and enjoy using** – a **welcome space** for all.
- Somewhere that will help to **grow and build on the sports teams that use it**.
- Retain the **traditional design**, with an outdoor sheltered/balcony area. Keep the clock (but a working one!). The current design can be seen from a long distance away and is pleasing to the eye/fits with the landscape. **Make sure it uses local materials**.
- Concerns regarding **potential damage to neighbouring properties from cricket balls**.
- Concerns regarding **late night noise** and regular large events.

- Making sure it **doesn't become yet another venue competing for use**. It shouldn't take away too much business from the pubs.
- **Include kids in the process** so they feel involved. A space that **involves more of the children** in the area. Encourage them into sports – playing as well as **coaching and refereeing**.
- It needs to be a **community sports hub for all sports**. Not one club holding more importance than others.
- **Social rooms or a bar might detract vital functions from the village hall**. Maybe have a **pop-up bar** for events rather than adding costs/security risks? Already have plenty of venues in the village for social events. **This needs to remain first and foremost a base for sport/recreation**.
- A general **wariness of other pavilions that have turned into 'community hubs'** and then being largely underutilised.
- **Outside seating areas**, preferably under cover.
- **Changing rooms that are big enough**.
- The current score board is too small.
- Importance of **improved security**.
- The **need for a space designed for teenage girls** who don't participate as often in organised team sports but need safe space outside the home to socialise.
- **Small increase in car parking spaces** to make the road safer. Proper hard road surface access.
- **A green building**.
- Consider having **areas for wildlife**. It is a long way for insects to fly without sources of nectar. Gaps should be incorporated into the building to accommodate swifts (there are many nests around New Road and bordering the play fields).

### Use of the playing fields

Asked about how respondents (or their family) currently use the playing fields (aside from cricket and football), the most popular answers are:

- As a family activity space (49.3%)
- For non-organised sporting activity, such as the outdoor gym equipment (35.2%)
- Organised sporting activity other than football or cricket (33.8%) – running club, gym equipment, cycling proficiency training on the MUGA, school PE and sport in reasonable weather
- Meeting and socialising with friends (31%)
- Part of a school sporting activity (22.5%)
- Other non-organised non-sporting activity (19.7%)

Additional comments include using the playing fields for supporting local teams, attending organised village events, enjoying nature (including owl watching) and

accessing the bowling green. There were several positive mentions regarding the current outdoor exercise equipment. Further ideas relating to the use of the playing field include:

- The offer of paying for an **A3 permanent outdoor sign to publicise the MapRun of the Permanent Orienteering Course** (or a permanent poster up in the pavilion). The Youlgrave MapRun is free, easy to use, available all the time and takes just 15 minutes to complete.
- **Social functions** to watch international football matches etc.
- A desire to host a **ladies' cricket festival**.
- A desire to bring a **junior football team** to the village.
- Continued **support for the school** using the field.
- Elderly people using it to walk safely around on the flat, away from cars and hills.
- Local people who just enjoy watching any sporting activities taking place.

### Players at other clubs

20 out of 81 respondents state that they (or a member of their household) play cricket/football for another club. Of these 20, **11 say they would be more likely to join the Youlgrave cricket/football club if the facilities were improved**. 6 are unsure and 3 said that this wouldn't have an impact.

### General comments (not already covered above)

Most respondents expressed their **excitement and support for a new pavilion**, which many see as bring long overdue! The desire to have an asset that is in keeping with other clubs (particularly in relation to having facilities for all) is a repeated message. There are strong feelings that a new pavilion would help to secure the longevity of the clubs. It would also encourage the community to come together more often.

However, some people feel strongly that the existing pavilion is traditional and should not be demolished, especially when one considers the cost of doing so, ('Is the expense necessary for a new one? Can this one be renovated?') and with renovation being considered the 'greener option'. There are also concerns around the **financial justification if not enough villagers use it**. There is certainly a strong feeling that if a new pavilion is erected, it would be in a **similar style (and size) to what is already there**. Questions regarding offers of support (financial or in-kind) are covered in the Section 6 of this report.

#### 4.1.2 Public drop-in session 11am-1pm, Saturday 19<sup>th</sup> October

On Saturday 19<sup>th</sup> October 2024 there was an opportunity for people to come and look at the initial plans and feedback any thoughts. This session collaborates the key summary from the survey results, with overwhelming support for improving the facilities.

The key feedback related to making sure the ‘feel’ of the current exterior is retained with any new proposals and concerns around parking on the main road and general health and safety matters.

Additional sessions could be held around the village at different days of the week/times to encourage further support and comments.

#### 4.1.3 Meetings with the Parish Council/Client Brief

Meetings with the Parish Council/user representatives highlighted the concerns around what could happen if the pavilion is not improved, including the future of the village sports teams being jeopardised because the facilities do not meet national standards and are not accessible.

In recent years many grassroots/village cricket clubs have had to fold and there is a concern that this could happen at Youlgrave too. Closure is often due to difficulties recruiting new players, especially with the lack of cricket being played in schools and the few who do so, going to the larger clubs. It was acknowledged that Youlgrave needs to have the appropriate facilities that will encourage the nurturing of young sportspeople and that an enhanced pavilion will attract more players for all sports. By improving the facilities, Youlgrave will be able to prosper in an era when many village clubs are folding or merging.

There was a desire for young people to be included in the development process, and to make sure the local schools are as involved as possible. Youlgrave Primary School uses the field for PE and sports days, as they have no grass area at school. Maintaining strong links with local schools will help to create a sense of pride in the community and encourage a collective responsibility and respect for local shared areas. Women’s sport was also highlighted as an area where improved facilities would lead to greater involvement and inclusivity.

The Youlgrave Fun Day uses the site on an organised basis. The ‘Pommie Panter’, Youlgrave’s annual fell race, helps to raise money for the field through 100% of the entry fee profit going towards the village fund raising. There was a strong feeling that the green space contributes to the well-being of the community.

It was agreed that although there are already a lot of community rooms in the village that are available for use, the outdoor area is what makes the pavilion different/more attractive for certain activities and users. An example of a wedding function, where guests could spread out outside, was given. There was also a suggestion that the pavilion could be sub-let to other sports clubs to use.

#### 4.1.4 Consultation with Derbyshire FA and Derbyshire Cricket Foundation

The Football Foundation were contacted to discuss their funding streams. They advised that Derbyshire FA are the first point of contact, particularly if partnership funding and planning permission are yet to be confirmed.

Liam Rooney, Head of Facilities & Partnerships at Derbyshire FA, explained that although there is suitable funding for such a capital project via the Football Foundation, there will be a challenge with the estimated cost of the scheme and the fact that there are not multiple football teams playing at Youlgrave. He acknowledged that the project would allow for, and indeed encourage, the expansion of football within the village (as well as other sports and activities), but that it was a bit of a 'chicken and egg' situation.

He suggested that the Football Foundation grant would typically fund 60-65% of project costs, with the remaining funds coming from other sources.

His advice was that efforts now should focus on building up the partnership funding (ideally securing most of this or at least being able to evidence that it is close to being confirmed), as detailed in Section 6 of this report.

He reiterated that it was imperative for the funding criteria that the plans are compliant with Sport England's Clubhouse Design Guidance. A welcoming and inclusive design is essential (i.e. ensuring facilities accommodate and be accessible to all members of the local community) as well as making sure the pavilion adheres to safeguarding principles (e.g. placement of windows, lockable doors and sight lines into changing rooms). He suggested that if there was any opportunity to reduce the cost of the scheme (e.g. either by a modular design approach or using the existing fabric), then the funding target might be more realistic.

Tom Coxhead, the Club & Community Cricket Officer at Derbyshire Cricket Foundation, confirmed that he has had several conversations with Ricky Podmore from Youlgrave CC over the past 12 months. He explained that the Foundation are keen to see clubs improve their facilities. However, as detailed in Section 6 of this report, the County Grants Fund is not applicable for large scale projects over £100k, and there are currently no funding options available via the England and Wales Cricket Board (ECB).

Tom did confirm that an England and Wales Cricket Trust (EWCT) Interest Free Loan Scheme would be an option for the club. This has a maximum loan amount of £50k and a maximum repayment term of five years. All scheme applicants must demonstrate that funds will be used to benefit the general community, and not just a small group or elite. Building projects are eligible and a minimum of 10% partnership funding is required from the applicant.

The EWCT supports community participation in cricket as a means of promoting and improving health. It promotes work to improve provision of cricket in schools, clubs and other youth cricket activities.

## 4.2 Comparators

### 4.2.1 Baslow Sports Field CIO

The pavilion at Baslow Sports Field was upgraded in 2019 to offer high quality facilities for a variety of leisure pursuits and business activities. The main ground floor area can accommodate up to 50 people and is used for corporate events, evening classes, social events and small group activities. It offers sporting facilities for the use of the local community and private hirers.

It is constituted as a Charitable Incorporated Organisation (CIO), whose objectives are to provide and maintain the recreation ground and sports facilities in the interests of social welfare, with the aim of improving the life of the local inhabitants. Membership of the CIO is open to anyone who is involved who lives within a 10-mile radius of Baslow sports field and is either a member of an affiliated club or group whose base is there, or someone who pays a direct membership fee to the CIO.

The CIO structure is designed specifically and only for charities. It offers the benefits of limited liability, making it easier to recruit and retain trustees, and legal personality making it easier to hold property and enter contracts. CIOs are solely registered with and regulated by the Charity Commission, meaning a reduction in regulation for charities that want the benefits of incorporation.

### 4.2.2 Ashbourne Sports Pavilion

Ashbourne's sport pavilion, which opened in 2022, is managed by registered charity, Ashbourne Sports & Community Partnership (ASCP), and is in the recreation grounds beside a large public car park. The ASCP has a 50-year lease on the pavilion, which was one of the largest community asset transfers from Derbyshire Dales District Council. The pavilion is used by many of Ashbourne's sports clubs including the home base for the Ladies Football Club, Ashbourne Cricket Club, and Mayfield Football Club. The changing rooms offer hot showers with plenty of space for kit. They can be booked by individuals and organisations for any event.

The building is open all year round to serve the community of Ashbourne via the provision of 4no. changing rooms, umpire/ referee changing facilities, a kitchen, a bar and a good-sized clubroom which opens out onto a large terrace overlooking the grounds. The changing rooms all meet national cricket and football team standards as defined by the England and Wales Cricket Board and the Football Foundation, both of which were key funders and stakeholders.



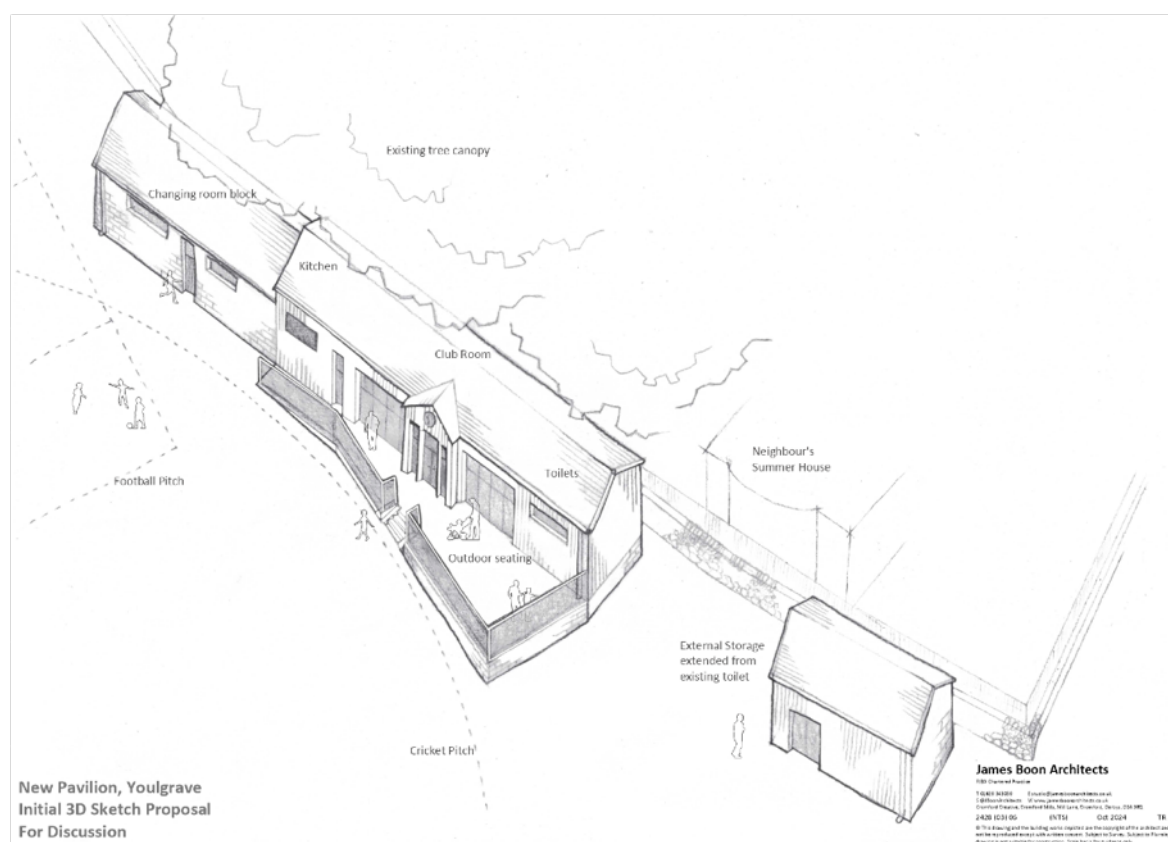
## 5. Initial Sketch Proposals

### 5.1 Introduction

Following the site analysis and site options appraisal, an initial sketch design has been prepared for the new pavilion (See Appendix A: Site Analysis and Options and Initial Sketch Proposals). It should be noted that this is very much an early response to the possible design, and that further design development will be required. This would be required to respond to the client's brief in more detail, whilst also taking account of Sports England guidance on clubhouses/pavilions and the Peak Park's design guidance on new buildings within the National Park.

### 5.2 Initial Sketch Designs

The drawings show some initial proposals as to how a pavilion could be developed on the existing site, in response to the initial brief and the site constraints.



James considered whether it was possible to get a 2-storey pavilion on the site, possibly with the lower-level cut into the slope slightly. However, the slope of the site is not steep enough to allow this. With the mature trees on the boundary behind the pavilion, this would mean cutting into the root protection area, which would be difficult. By raising the roof up for an upper floor, this would also clash with the existing trees canopy.

James has, therefore, kept the building to one storey only, which produces a long thin plan. This means that not all the requirements from the client's initial brief can be met on the site. However, it has been agreed and understood that the brief was aspirational, and this initial design process has addressed a more realistic outcome.

The changing rooms are shown as having two larger rooms, both with room for showers and toilets, as well as a smaller officials' changing room. Whilst these are connected to the remainder of the building, they are not linked internally. With the long, thin footprint this would mean that a circulation corridor would start to dominate the plan, taking up valuable space.

The club room sits centrally to the main pavilion block. At one end is the bar and kitchen, whilst toilets are at the other end. The toilets are only accessible from within the pavilion, so are only used when an event is on. The club room opens out onto a raised terrace for watching the cricket pitch. The public toilets are retained, though some improvement or adjustments are likely to be required.

Storage is not within the main pavilion itself, but within a new build garage. This will act as an extension to the existing toilet block to the southeast of the current pavilion. By being separate from the main pavilion, it would allow for the garage to be built of cheaper construction, whilst still retaining some of the external character and appearance of the new pavilion.

Both the extended storage building and the new pavilion are sited so that they don't obscure the views from the neighbour's Summer House. The existing extent of pavilion footprint and hard standing are illustrated to show that any new pavilion foundations would be covering an area that is already developed, despite it being within the root protection area of the mature trees on the boundary.

However, it may be advisable to get early input from an arboriculturist and structural engineer on this.

The narrow floor plan over a single storey does produce a very long-looking elevation, but by mixing some parts with stone and some with timber and glass, there is the potential to break this up. Adjusting the roof heights of the changing and club room elements, could also offer materiality and form that will sit comfortably in the village and wider National Park setting.

Following further responses from the consultation process, the proposals show how the existing character of the pavilion can hopefully be retained in a new design. Timber cladding (possibly painted white) along with a gable and clockface over the entrance help to give a similar character to the existing. The external seating shown on the terrace could, with further design development, give a covered external seating area, but this is currently not shown to simplify the building and keep costs to a minimum.

It should be noted that the initial designs have been shown in a way that will allow the pavilion to be accessible throughout, with level thresholds and no steps, apart from those down to the cricket pitch, where there is an alternative ramp access. There is also space to provide the required changing rooms provision, another key consideration.

### 5.3 Initial Cost Plan

Cost consultants, Greenwood Projects, have prepared a high-level Order of Cost Estimate for the partial demolition, construction and extension of the pavilion. Costs include interior fit-out and car park amendments to form a new visibility splay (this will need further careful and detailed design with highways consultant input).

Due to the high-level nature of this estimate, reasonable assumptions have been made on quality, specification, construction methods and finishes. Inflation has been included from 4Q24 to 4Q26 and preliminaries have been included at 14.1%.

**The total construction costs are c.£1m+VAT.**

**Including professional fees, contingency and inflation the estimate is c.£1.4m+VAT.**

Please see Appendix D for the full cost estimate.

## 6. Fundraising

The main objectives when implementing this funding plan are:

- To raise the funds required for the proposed project, or aspects of the project, over a specified period.
- To ensure any conflict with potential funders is avoided.

In a corporate environment, marketing plans often refer to ‘products’, ‘markets’ and ‘channels.’ This concept is also relevant to fundraising, but in this case:

**Products** = the core activity of the organisation seeking funding, or specific projects that they deliver

**Markets** = potential funding sources that may support the organisation or its work

**Channels** = how the organisation informs potential funders about its work and asks for support.

To secure funding, it is necessary to explore a full range of potential funding ‘markets’ (i.e. sources of external funding). Although it will be neither practicable, nor appropriate, to access all markets, it is worth investigating as many avenues as possible using the various channels outlined in this report.

The Parish Council needs to consider their own situation and assess which of the following methods are likely to be most successful and fit with their vision and timetable. It is also important to make sure all stakeholders, particularly the current users of the pavilion, understand and agree to the strategy to avoid clashes and duplications.

### 6.1 ‘Unique Selling Propositions’ for the project

Successful projects are well planned with resources carefully organised to achieve objectives. There are several ‘hooks’ upon which the Parish Council/charity can hang a fundraising campaign for the pavilion. These include (in no particular order):

- The playing fields are a source of local pride, uniting many sections of the community and with the potential to achieve more with an improved pavilion.
- The current condition of the pavilion means that it is more likely to suffer from minor vandalism, graffiti, littering and anti-social behaviour (links to the levels of anti-social behaviour reports [21.6%] in the crime statistics).
- The area around the pavilion is rich in wildlife, and the community values its diverse natural heritage.

- The importance and evidence of voluntary local community involvement and capacity building - for both the development of the pavilion and its future operation.
- The importance of suitable facilities to accommodate access for all. The current provision is impacting and limiting teams, such as the soft ball team, who are currently unable to host festivals and enter a league.
- The rich history of the village and the pavilion/sports fields add the length of time the current pavilion has been used and enjoyed.
- The fact that engaging in sport allows social barriers to be broken down, promotes exercise and helps with physical and mental wellbeing. The pavilion is a key element of ensuring sport and recreation continues to take place in Youlgrave.
- The local village school are keen to improve PE and sports provision for children and are willing to support fundraising efforts.
- There is a desire to actively involve young people in the development of a new pavilion.
- There is a desire to make the pavilion available for other sports users (beyond just cricket and football) – a true community sports space.
- The fields are already used for a variety of other sporting activities including the Youlgrave Harriers and orienteering and casual leisure/sporting activities and pre-school activities. All of which could develop further with an improved pavilion.
- There is a desire for the pavilion to become the sporting hub of the village.
- There is the potential to sub-let the space to secure a sustainable future.
- If no action is taken, there is a risk that all village sport will cease, and fewer local people will participate. Young people will not have the same opportunities to get involved with sport in their local community.
- People will be more likely to participate and join the local teams if the facilities were improved.

Using these 'hooks' as a starting point, a solid 'fundraising case' needs to be:

**Specific** - an identifiable item of expenditure or aspect of the project

**Effective** - there should be a clear and positive outcome

**Realistic** - the work proposed should be achievable

**Good value** - the work should be a good use of money

**Topical** - fits in with current fashions, thinking or concerns

**Relevant** - should be relevant to the funder and the funder's concerns

**Right size** - should not be too large or too small for the funder to support

**Interesting** - captures the imagination

**Catchy** - has a good, funny or memorable name!

**Innovative** - is innovative (or at least appears to be innovative)

**Disadvantage** - addresses issues of disadvantage, which are a key concern

**Different** - stands out in the crowd from more ordinary applications

**Complementary** - complements and supplements existing provision

For a capital campaign such as this one, it will be necessary to make clear the benefits that it will bring to people and/or causes that potential donors care about. Personal stories and good photographs will really help to bring any funding case to life, and the widespread community support evident through the consultation is a good starting point.

It is also worth highlighting the consequences of inaction – explaining what will happen if the project does not go ahead (e.g. risk of clubs closing, loss of community engagement etc).

It is critical that a fundraising plan is understood and agreed by all users of the pavilion, so that applications and campaigns are aligned and do not clash.

### 6.1.2 Case

Youlgrave sports pavilion is managed by the Parish Council and currently provides facilities for Youlgrave football and cricket clubs. It forms a key part of the social and sporting hub of the village.

However, the pavilion is a lightweight structure, which has begun to deteriorate structurally, and it needs replacement to meet national standards.

The pavilion was opened in June 1971 in the centenary year of Youlgrave Cricket Club. After 50 years, the internal pavilion facilities providing changing room, showers and toilets are no longer fit for purpose for the substantial use by cricket and football activities, or for the future development of these and other sporting groups.

The sports equipment area is now inadequate to cope with current and future needs and requires enlargement and the club room needs a significant upgrade to make it acceptable for current users and more attractive to a wider section of the community.

There is an urgent need to provide a facility that is fit for the present and the future. The Council have limited budget available to improve its condition and there is no affordable long-term plan that will allow the current facilities to be brought up to standard. If the option of doing nothing is taken, then the rate of deterioration would continue to outstrip any investment available to maintain and repair facilities. It is likely that this would result in the loss of facilities, as they become completely unusable and/or unsafe.

The redevelopment of the pavilion will promote, encourage and facilitate the health and well-being of the community and provide a safe, sustainable and accessible environment for use by all ages, genders and abilities.

Whilst the village hall and reading room provide amenities for the non-sporting cultural and social needs of the village's residents, the pavilion completes the picture for a thriving and vibrant community with optimum social and sporting provision.

A recent community survey supports this proposal by highlighting how improved facilities would help to attract new players (84.5% of respondents agreed), encourage younger players to get involved and would also benefit current users (94.8% agreed).

There is considerable demand for a new pavilion to support the development of grass roots sport, especially for women, girls and all young people. Improving the facilities will allow the soft ball cricket team to host festivals and enter a league. The current facilities are impacting their ability to compete, are unattractive and unwelcoming. The team offers women the opportunity to socialise and improve their fitness and wellbeing.

The community is very keen to involve young people in the development of the plans, especially to encourage a sense of pride in any new developments. The school makes

use of the field for PE lessons and other events, as they have no outdoor sports provision on site.

Facilities in the social areas of the pavilion are an essential part of keeping it active and will be a valuable source of additional revenue. Youlgrave is well served with three public houses, but the revenue that is derived by having a bar open for 2-3 hours after a match, or for occasional events where the outdoor area is required, will satisfy the needs of visitors without inconveniencing or disturbing the neighbourhood.

The total capital investment required will be c.£1.3m, which includes professional fees and the demolition of the existing building. The new pavilion scheme will be a more energy efficient, locally accessible community facility and will contribute towards Derbyshire Dales District Council's climate priorities.

We would also encourage the contracts for the works associated with this project being awarded to local organisations, thus benefiting the local economy and enhancing the sense of community still further.

## 6.2 Key fundraising methods

### 6.2.1 Capital appeals

Simply put, a capital appeal is a call to raise a capital sum rather than an appeal for revenue costs, which are the on-going expenses of running an organisation such as the salaries, rent, heating and lighting etc.

Key characteristics of a capital campaign:

- It is a coordinated organisational effort. It requires commitment and involvement from as many people involved with the project as possible.
- A successful capital campaign has a clearly defined goal and timetable, with specific and publicly declared financial and programme targets.
- The purpose of a capital campaign is to undertake a gear change, lifting the organisation to a higher level of performance.

### 6.2.2 Corporate Sponsorship/Partnership

Sponsorship is defined as an agreement between a company and a not-for-profit organisation for the exchange of specific benefits (often marketing and promotion) to the sponsor in return for payment from the sponsored body. Clarity on what the partnership entails is key, so details should always be agreed and confirmed with the sponsor in writing.

Corporate fundraising can include:

- company donations



- employee/staff donation
- formal 'charity of the year' partnerships
- informal, one-off donations
- informal, repetitive on-going donations
- events/cause related marketing/payroll giving/partnerships/random donations/matched giving/sponsorship.

The Parish Council should continue to approach companies who are known to have a relevant interest in the area and have a strong local connection or a donations policy, which fits the project well.

Companies can also provide expertise, staff or materials instead of money. If organisations don't want to donate, still ask them if they would like to keep in touch and them to a project mailing list.

As part of the community survey, respondents were asked if they could donate time/skills/materials to the project. There were 22 positive responses to this question, ranging from those offering their time, those having contacts who might help, those with experience of building public buildings, the school looking to promote it amongst parents and helping generally with fundraising and contributing to the environmental aspects including ecological advice. People also offered to help with funding applications and a willingness to speak to businesses.

This includes local construction firms and a kitchen/bathroom supplier who are very keen to be involved and demonstrate their support.

All individuals who expressed the potential of offering specific support have been contacted as part of this report and are happy for the Parish Council to converse with them as required.

### 6.2.3 Community Fundraising Events

Community fundraising, when it is working well, isn't just about money. As its name implies, it is about raising funds through the community and, importantly and at the same time, spreading awareness of what the project wants to achieve. Effective community fundraising can help to spread the word about a project and can also motivate others to support the cause. It is also a good way of the community being able to feedback to the organisation about how things are being received by the public generally.

Some general advice would be to always decide in advance what you want to get out of your fundraising event and then plan it meticulously to ensure those goals can be achieved.

Planning needs to include consideration for:

- The event - what is the event and how will the funds be raised? (e.g. pay to come events, sponsored events, games, raffles, auctions).
- Manpower resources – is there the manpower and contacts to sell enough tickets or product to make the target profit for the event?
- Costs – do you have to pay for the venue/catering etc. and is the return guaranteed?
- Income –do you have any potential sponsors, or will it work without sponsorship? What are the risks involved?
- Legalities – licenses, special permissions, insurance etc.

100 good ideas for community fundraising:

[https://www.thegivingmachine.co.uk/blog/posts/fundraising-ideas/?gad\\_source=1&gclid=Cj0KCQiAoae5BhCNARIsADVLzZdfCAaEymheV-LmiMIZXHAAy4tm6gJh9lBXxZPXxXfcjqNe2ov\\_\\_EwaAj2uEALw\\_wcB](https://www.thegivingmachine.co.uk/blog/posts/fundraising-ideas/?gad_source=1&gclid=Cj0KCQiAoae5BhCNARIsADVLzZdfCAaEymheV-LmiMIZXHAAy4tm6gJh9lBXxZPXxXfcjqNe2ov__EwaAj2uEALw_wcB)

Asked about ideas for fundraising or sponsorship opportunities in the survey, suggestions included:

sponsored sporting activities  
hosting open days, festivals and organising family fun days (new women's team)  
seeking grants for youth work and general youth activities  
fundays, BBQs, Easter trails etc.  
sponsored walks and runs around the field  
raffles  
discos  
pig racing night  
coffee mornings  
linking fundraising to school events  
'buy a brick'

The primary school are willing to explore channelling some of their own fundraising efforts towards this project.

#### 6.2.4 Individual Giving

There are various methods of obtaining support from individuals. 'Warm' and 'cold' markets may be researched to estimate if individual giving is likely to be a cost-effective fundraising mechanism.

The local media could be approached to provide support and promotion. An appeal could be presented to the public based on providing a financial contribution towards an element of the project, or just to bridge the gap of the last stage of the funding. The timing of such an appeal is, of course, crucial.

In relation to Trusts and Foundations, it is worth noting that wealthy people (millionaires with under £5m) are probably many of the trustees of local charitable trusts. One person in 65 is a millionaire; at 10 relations each, that means that one person in six is related to a millionaire. It is always worth researching the trustees of each grant funding trust that you approach and working out if you know anybody they know, as well as using their CVs to work out what their areas of interest are likely to be.

#### 6.2.5 Online and Crowdfunding

Online fundraising is an easy and cost-effective way to reach supporters. Fundraising tools can be utilised via social media and sites such as Just Giving may be used to maximum effect when running fundraising events/appeals.

It is also useful to consider the effectiveness of crowdfunding via websites such as:

Spacehive <http://spacehive.com/Home/HowItWorks>

<https://about.spacehive.com/the-ultimate-guide-to-crowdfunding/>

Crowdfunder <https://www.crowdfunder.co.uk>

JustGiving <https://justgiving.com>

Essentially, crowdfunding is where people can pledge funding towards a specific project. If the project meets the funding target, then the platform will charge a transaction fee on each donation in return for helping your project to attract interest.

Here are some examples of some recent crowdfunders for similar projects:

<https://www.crowdfunder.co.uk/p/replacement-of-community-buildingsports-pavilion>

<https://www.avivacommunityfund.co.uk/p/charles-hill-community-sports-pavilion>

[https://www.justgiving.com/crowdfunding/battle-town-fc?utm\\_term=wkeXNmYrw](https://www.justgiving.com/crowdfunding/battle-town-fc?utm_term=wkeXNmYrw)

<https://www.crowdfunder.co.uk/p/monmouthsports2022>

#### 6.2.6 Trusts and Foundations

Potential Trusts and Foundations that could be applied to, to contribute towards the project are included in this report (Appendix C: Trusts and Foundations). They have been selected because they are most likely to fit the criteria of the project. However, it should be noted that the various criteria often change.

Similarly, this is not an exhaustive list, and it should be updated on a regular basis. As this is a live link, Lucy Godfrey will add potential new funders to the spreadsheet as and when they are available. This table of funders has been shared with Active Derbyshire and any additional suggestions from them will also be added.

Small local grants can be useful in encouraging national ones. It gives confidence to local funders that those locally know and trust the project and demonstrates a desire to create sustainability through a diversity of funding.

Those funders highlighted in yellow are the options that are most likely to be successful/appropriate for this project. However, at this current time, none of them are likely to provide large grants that will be needed for the proposed scheme. A realistic target from the trusts and foundations currently available would be in the region of c.£150-£200k.

It should also be noted that some funders, including the England and Wales Cricket Board, could potentially be approached for other aspects of sports development, but do not provide funding for large scale pavilion and communal changing facilities (projects over £100k). They have still been included in case these are useful to the specific clubs, but the need to align all fundraising remains critical.

Some of the key funders included in the spreadsheet are highlighted below:

#### 6.2.6.1 Sports England

The Movement Fund – up to £15,000

Sports England's Movement Fund supports projects that promote physical activity including sporting activities. Refurbishing or upgrading facilities is included in the things their funding can cover.

Providing opportunities for groups facing barriers to activity are of particular interest to the funder, such as:

- people living on low incomes
- disabled people or those with long-term health conditions
- older people
- people from culturally diverse communities
- pregnant women and parents with very young children
- girls aged 5-16
- LGBTQ+ people
- people who are in foster care
- people who provide care without pay.

They're also particularly interested in projects that address the challenges faced by individuals with combined characteristics, such as people with long-term health conditions alongside caring responsibilities. Sport England also gives priority to

projects in communities where there is a greater need.

#### 6.2.6.2 The National Lottery Community Fund

The biggest community funder in the UK. It uses money raised by National Lottery players to fund 12,000 projects each year, providing grants of between £300 and £500,000 to community and voluntary groups, and charities.

#### 6.2.6.3 The Garfield Weston Foundation

Aims to support organisations with effective solutions to helping those most in need. Areas of support include community and community facilities to support community life – and youth. Please note that the Foundation prefer to be one of the final funders in your mix.

#### 6.2.6.4 Duke of Devonshire's Charitable Trust

Supports local capital projects (preference for Northeast Derbyshire).

#### 6.2.6.5 The G F Eyre Charitable Trust

Although there is a preference for causes in the Southwest of England, the Trust does support charities who are working in outdoor adventure/recreation.

#### 6.2.6.6 The Lennox Hannay Charitable Trust and The Lord Cockfield Memorial Trust

Small grants available, including for the advancement of amateur sport. Clarity required regarding capital applications.

#### 6.2.6.7 The Master Charitable Trust

Has supported funding for community development and the advancement of amateur sport.

#### 6.2.6.8 The Royal Countryside Fund

Opening again in January 2025 – generally a revenue fund with a small capital element.

#### 6.2.6.9 The Bernard Sunley Foundation

Capital projects which include new buildings, extensions, refurbishments and recreational spaces.

#### 6.2.6.10 The Football Foundation

Please refer to the advice from Liam Rooney, Derbyshire FA (page 27). A Football Foundation grant will fund minor and major building works that enhance facilities, address health and safety issues and improve the financial health of the organisation, increase income streams and maintain or increase participation in football. Designs

should comply with the Football Foundation minimum design requirements and planning permission will need to be obtained prior to applying. The required ownership of the land (freehold or uninterrupted leasehold) will need to be demonstrated.

As detailed in Section 4, this funding is likely to provide the largest contribution towards the project (60-65%) but it will be a challenge given the current size of the club. It is advised to pursue the partnership funding required in the first instance.

There are also several Derbyshire/Derbyshire Dales focussed small funding streams that would suit this project well.

#### Update April 2025

At the end of March 2025, it was announced that DCMS have invested a major £100m package to upgrade hundreds of local grassroots sports facilities with new and improved pitches, changing rooms, goalposts and floodlights.

The investment will target deprived areas (as defined by the Government's Indices of Deprivation) and support greater access and participation levels among under-represented groups including women and girls, ethnic minority groups and disabled players. For projects outside of the areas of the Indices of Deprivation, priority will be given to those that can demonstrate that it draws a significant proportion of its participants from neighbouring deprived areas.

The funding is designed to break down barriers to opportunity and tackle persistent health inequalities through prevention. The funding will be invested in sites during 2025/26 with £82.3m allocated to projects in England.

Applications for facilities funding (up to £500k) can be made through the Football Foundation on an ongoing basis. The constraints highlighted above, such as match funding requirements, remain.

In terms of non-cash contributions, The Football Foundation is flexible in accepting this depending on the specific grant and the applicant's circumstances.

#### 6.2.7 Landfill Grants

Landfill grants can be a significant source of capital funding for local community projects, usually where the location of a project is within 10 miles - as the crow flies - of an active landfill site.

The Landfill Communities Fund (LCF) is a tax credit scheme in England and Northern Ireland designed to compensate for the negative impacts of landfill sites on surrounding communities and the environment. The scheme serves as a mechanism for engaging Landfill Operators in improving the surrounding communities and areas affected by their operations.

Under the Scheme, Landfill Operators are required to allocate a portion of their Landfill Tax liability to not-for-profit organisations that award funding to community and environmental projects near landfill sites. The funds support various initiatives such as environmental conservation, improvements to community infrastructure, and recreational projects, all aimed at improving the quality of life and environment in areas adjacent to landfill sites.

Projects eligible for Landfill Communities Funding must be within 10 miles of a registered landfill site in England or Northern Ireland and align with specific objectives defined in the regulations. These are as follows:

- o Object A - the reclamation, remediation or restoration of land which cannot currently be used.
- o Object B - the prevention of potential for pollution or the remediation of the effects of the pollution.
- o Object D - the provision, maintenance or improvement of a public park or another public amenity.
- o Object DA - the conservation or promotion of biodiversity, and
- o Object E - the restoration of a place of religious worship or of historic or architectural interest.

There are two primary ways to obtain funding from the LCF:

Through an Environmental Body (EB) that allocates funds on behalf of a Landfill Operator. These bodies will register projects on behalf of the applicant meaning you will not need to register with Entrust to receive funding via this method.

Directly from a Landfill Operator (LO) located in England or Northern Ireland.

Most projects secure funding via a distributive EB before seeking funds directly from a Landfill Operator.

A postcode search suggests that Derbyshire Aggregates is within a suitable radius (approx. 3 miles from the playing field) and the associated EBs are Derbyshire Environmental Trust (DET), the Royal Society of Wildlife Trusts and The Veolia Environmental Trusts.

DET have been contacted to confirm their position. However, their criteria states that they only manage funds on behalf of Tarmac (throughout England - projects should be within a 4-mile radius of a Tarmac waste, cement, lime or quarry operation in addition to being within 10 miles of a licensed landfill site of any operator).

Similarly, for the RSofWTs, all site-based projects must be within 5 miles of a significant Biffa operation or within 10 miles of a Biffa Landfill Site. For DA projects - 15 miles of a

significant Biffa operation. In addition, all projects must be within 10 miles of a licensed landfill site (not necessarily owned by Biffa Group Limited). The postcode checker on the Veolia website confirmed that Youlgrave is not within their remit either.

#### 6.2.8 Gift Aid

The charity should consider Gift Aid as a way of claiming back 25p for every £1 donated by UK taxpayers. To do this, there is a need to ask donors to make a Gift Aid declaration when they donate. Payments to organisations that are not strictly gifts can be treated as donations for Gift Aid purposes if the value of the reward is minimal – this means that under certain circumstances organisations can claim Gift Aid even when donors get some benefit in return. Gift Aid can be claimed if the value of the reward doesn't exceed:

- 25% of the donation for contributions up to £100
- £25 for donations of between £101 and £1,000
- 5% of the donation (up to £2,500) for donations of £1,001 and over.

Funding obtained through bid writing can only ever be a proportion of the overall funding.

As outlined above, public donations, business donors, wealthy people and crowdfunding always have a part to play too. Those non-bid writing sources usually provide funds without stipulations about how money is used.

#### 6.2.9 Community Ownership Fund

The Community Ownership Fund (COF) was a £150 million fund to support community groups across England, Wales, Scotland, and Northern Ireland to take ownership of assets which are at risk of being lost to the community. Round 4 was the final round of the Community Ownership Fund, with the second bidding window closing earlier in 2024.

<https://www.gov.uk/government/publications/community-ownership-fund-prospectus/community-ownership-fund-round-4-prospectus#:~:text=The%20Community%20Ownership%20Fund%20is,of%20the%20Community%20Ownership%20Fund.>

The fund is about saving assets at risk of being lost to the community. The COF supported projects to develop new assets, but these had to relate to saving, preserving, or relocating a past or existing asset. The COF did not provide funding for general improvements or extensions to an asset which is not at risk.

The Fund supported projects which fulfil one or a combination of the following aims. All of these are taken in context of saving an asset with the goal of community use:



- take ownership of a physical community asset at risk, such as land and buildings, which benefit local people
- renovate, repair, or refurbish an asset to make it sustainable for the long term
- set up or buy a community business
- buy associated stock, collections, or intellectual property
- move a community asset to a new, more appropriate location within the same community. This might be because a different location offers better value to continue the asset, or because the venue is in itself an asset of community value
- develop new assets where these relate to saving, preserving, or relocating a past or existing asset

Despite the previous COF eligibility criteria of the COF being prohibitive to the aims of this project, it would certainly be worth keeping abreast of any future developments with the scheme. The current government was elected on a manifesto that stressed its commitment to the communities' sector and community ownership through empowering communities to own and run those local assets which mean the most to them.

Calow Parish Council, in Northeast Derbyshire, were successful in securing COF from Round 3 to refurbish their sports pavilion:

<https://www.calowparishcouncil.gov.uk/news/2024/10/calow-parish-council-secures-105480-from-community-ownership-fund-to-preserve-and-upgrade-sports-pavilion>

#### 6.2.10 Section 106 (S106)

Under S106 of the Town and County Planning Act 1990, as amended, contributions can be sought from developers towards the costs of providing community and social infrastructure; the need for which has arisen because of a new development taking place.

The Development and Enforcement Manager at the Peak District National Park was asked about the potential for S106 money being available for this project. His response was that they only deal with small developments generally. Therefore, their S.106 agreements are usually to deal with site specific issues / policies rather than secure monies for the wider community. There are no monies that could be applicable. However, he did say that this is something they will be looking at as part of their Local Plan for review, so it would be worth keeping this in mind for the future.

### 6.3 Best Practice

Charity trustees have overall responsibility and accountability for their charity, and this includes its fundraising. They have a key role to play in setting their charity's approach

to raising funds, making sure that it is followed in practice and reflects their charity's values.

As the regulator of charities in England and Wales, the Charity Commission expects charities that fundraise to do so in a way which protects their charity's reputation and encourages public trust and confidence in their charity. This includes following the law and recognised standards, protecting charities from undue risk, and showing respect for donors, supporters and the public.

The following guidance is to help trustees comply with their legal trustee duties when overseeing their charity's fundraising:

<https://www.gov.uk/government/publications/charities-and-fundraising-cc20/charities-and-fundraising>

The Fundraising Regulator also have a useful Code of Fundraising Practice:

<https://www.fundraisingregulator.org.uk/sites/default/files/2019-09/Code-of-Fundraising-Practice-October-2019.pdf>

## 7. Next Steps

1. As detailed in this report, the challenge of raising the likely project budget is not insignificant.

James Boon has been researching modular/prefabricated solutions as an alternative approach, as it was suggested this could provide a cheaper and more sustainable solution, whilst still offering a high-quality finish. With suitability robust materials, a modular build could reduce maintenance and ongoing running costs.

Investigations to date indicate that this construction approach could help, but because of the setting in the Peak District National Park, it might not be the perfect solution or the panacea that had initially been hoped for.

Whilst, in essence, a modular unit could be easily located in the corner of a playing field for many sports clubs, the setting here (as well as other constraints such as the slope of the site, the tight location between playing areas and the site boundary) means that further work will be required. This could either be to make a more bespoke modular unit, thus raising costs, or to look at ways of cladding it externally (e.g. stone or timber) to help it to sit more comfortably in the setting (also increasing the budget).

2. James Boon Architects will continue to have further discussions with suppliers of modular units. In the meantime, the sketch proposals included in this report will be submitted to the Peak District National Park as a pre-application. James will include in this submission a statement that a more modular solution may be explored, which should provoke a response that will help inform next steps.
3. Using all the information gathered as part of this report (including pre-app feedback from the Local Authority) consider and agree how much money could realistically be raised from the different approaches. These will then form your fundraising objectives. Dependent on the agreed objectives, define how any shortfall in funding will be met and agree which methods are acceptable. A timeline should be created to support this.

Funding is expected to come from the following sources: Grants, local/community fundraising activity, non-cash contributions, sponsorship and individual gifts.

Examples:

- To have attracted a minimum of £150,000 from Trusts, Foundations and other grant providers within 1 year.

- To have secured a minimum of £10,000 from local businesses by the end of year 1.
- To have raised a minimum of £10,000 from community fundraising by the end of year 1.
- To have identified the value and nature of any individual gifts and non-cash contributions.

All stakeholders should be aware of the plan to ensure that bids for funding are coordinated and part of the overall strategy.

4. The research undertaken for this report suggests that it will be very unlikely, at the present time, to secure the full funding required for the scheme. Whilst this might change over time as new funding schemes are announced and discussions with private individuals are had, it is realistic to expect there to be a shortfall in funding.

A consideration for a funding shortfall is that the Parish Council take a loan facility from the Public Works Loan Board (PWLB). The PWLB lending facility is operated by the UK Debt Management Office (DMO) on behalf of HM Treasury and provides loans to local authorities, and other specified bodies, from the National Loans Fund, operating within a policy framework set by HM Treasury. This borrowing is mainly for capital projects.

HM Treasury are responsible for the lending policy and for setting interest rates for PWLB loans. The day-to-day lending activities, including advancing new PWLB loans and collecting repayments, are delegated to the DMO. The DMO's responsibilities are for timely administration of the function within the set framework.

<https://www.dmo.gov.uk/media/dkfmppfp/lc2-february-2024.pdf>

If this option is to be explored, it is recommended that the appropriate advice and guidance is sought early, and that budgets or revised budgets should be well considered before applying for borrowing approval.

Similarly, the England and Wales Cricket Trust Interest Free Loan Scheme might also be considered. A minimum of 10% partnership funding is required. You register and apply for the loan via <https://ims.ecb.co.uk/Login.aspx>

5. Agree the 'Case for Support' based on the initial draft included in this report. This will outline your rationale to all your potential supporters as well as internal stakeholders. It should be passionate, include a sense of immediacy, excitement about the work ahead and its importance. You may not use the case for support directly, but it will be an important reference point. You may develop several versions for different segments of potential supporters.

6. The site identified is very close to an existing neighbour's boundary and the mature trees that are on their side of the boundary. It is also close to the neighbour's "summer house", and sketch proposals suggest "narrowing the gap" between the existing structures on the playing fields each side of this. Therefore, a discussion with the neighbours regarding the proposals would be useful at an early stage.
7. An assessment of issues around the existing trees, the impact of any new pavilion on the tree crown and Root Protection Areas (RPAs) should also be priority before developing proposals much further.

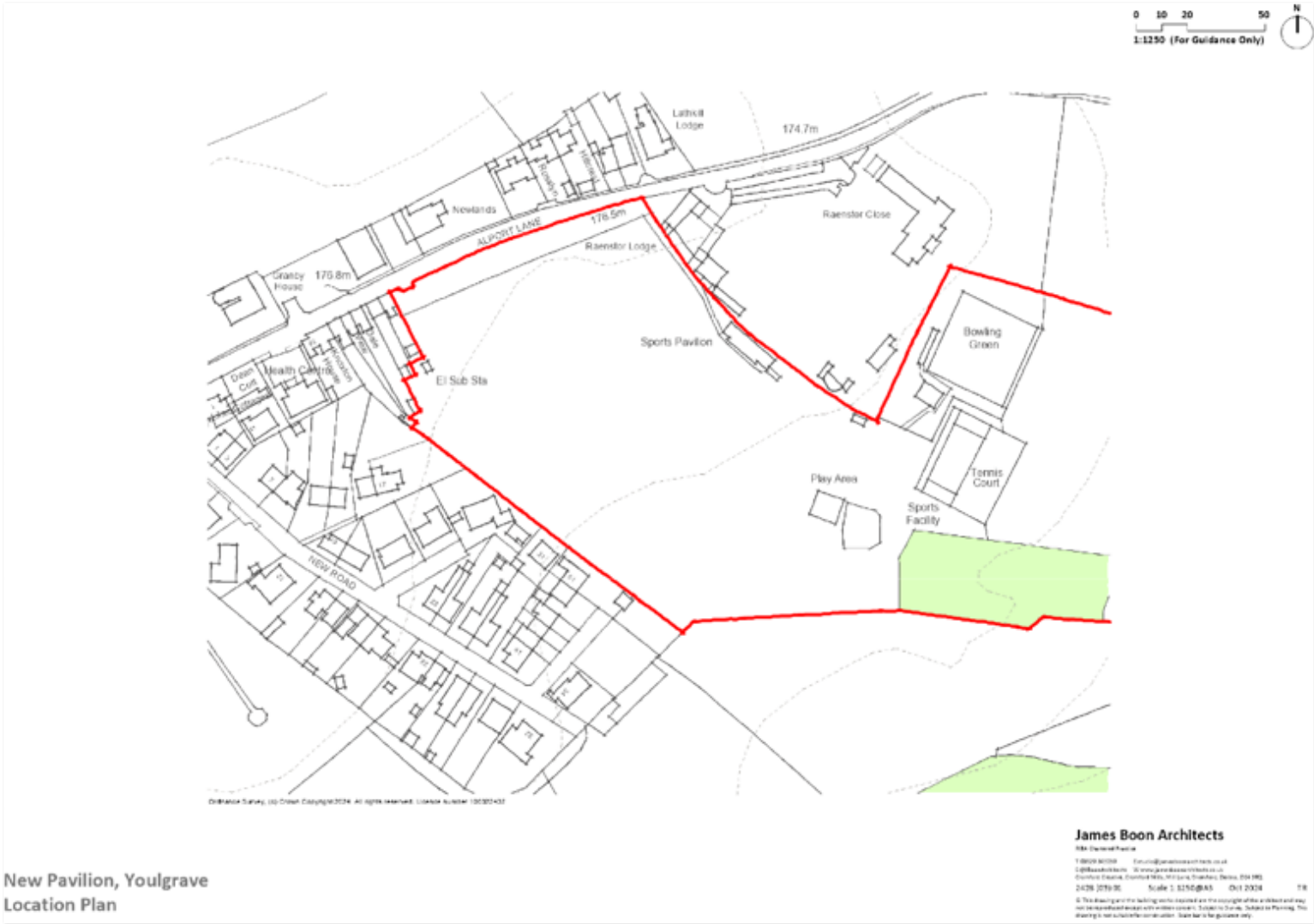
This would ideally require a topographic survey of the site, which would establish levels across the site and exact position of the trees. An arboriculturist could then assess the trees accordingly and advise on any issues arising.

A structural engineer should also be approached to give advice on the different methods of foundations and general structural strategy that can take account of the Root Protection Area.

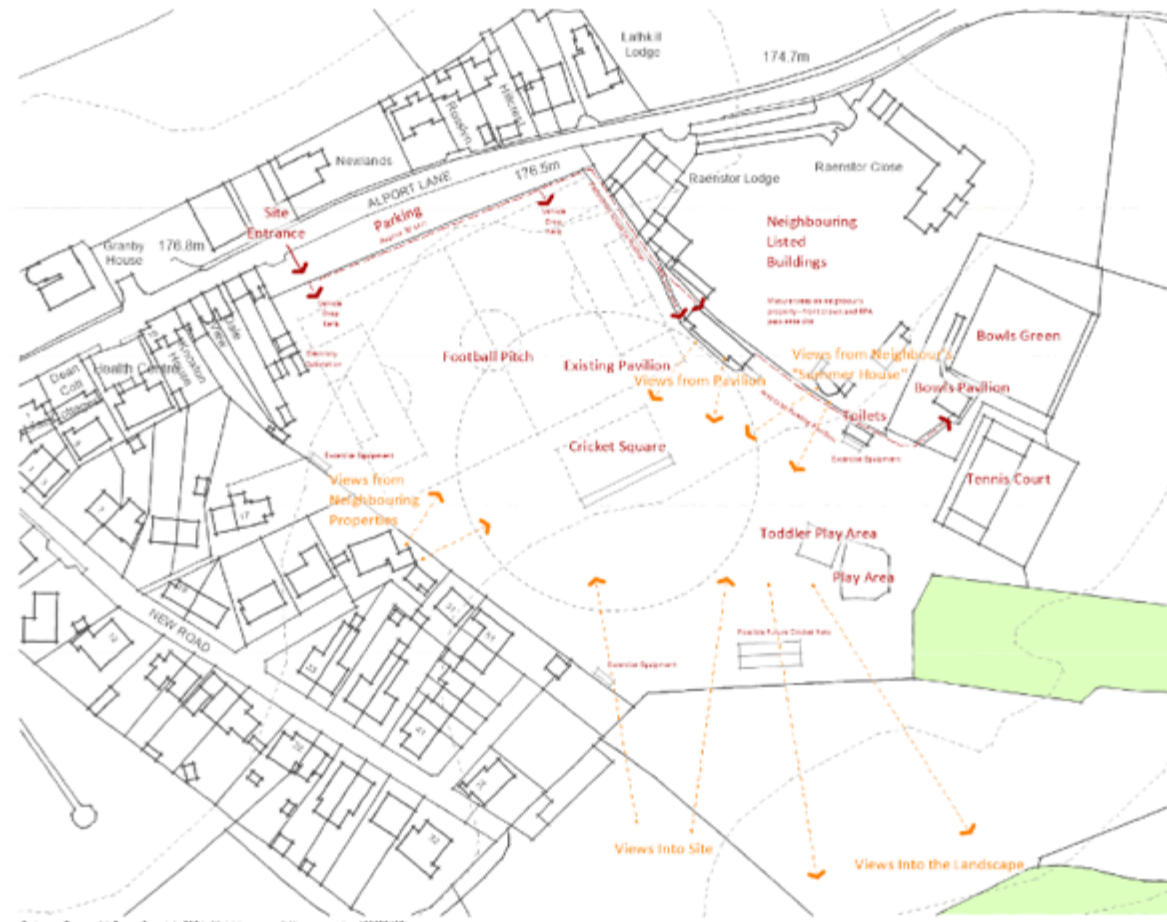
8. Once suitable funding has been identified, and it has been established that the proximity to the existing trees is not going to be a major obstacle to the project, then an architect and wider design team can be appointed to look to develop the project through RIBA Stage 2, Concept Design, and RIBA Stage 3, Spatial Co-ordination, which would culminate in a full Planning Application.

Please note that many funders (including The Football Foundation) are only prepared to fund a scheme once Planning is agreed, so the timeline/critical path is very important to keep in mind.

APPENDIX A – Site Analysis and Initial Sketch Proposals



NOTES:



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# New Pavilion, Youlgrave Context Analysis For Discussion

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 2429 1079/02 Scale 1:1250@A5 Oct 2004 7/8  
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#### NOTES:

- To be expanded upon following discussions with client
- Assumption made that both football and cricket pitch can't significantly change their size and position.
- Assumption that existing pavilion can't be renovated or extended (see separate analysis)

#### OPTION 1: CAR PARK

##### PROS:

- Flat site
- Near to existing services
- Easily accessible by cars and pedestrians
- Good views over and connection to football pitch
- Medium view over and connection to cricket pitch as looking downhill towards it
- Good views of the hills beyond
- Would hopefully blend into existing village when viewed from back across the valley towards the playing fields

##### CONS:

- Loss of car parking spaces
- Narrow site may restrict footprint of building
- Potential to block views across sports field and views beyond from the road through the village
- Proximity to, and block views from, residential properties on far side of road

#### OPTION 3: BOTTOM OF CRICKET PITCH

##### PROS:

- Site area isn't restricted
- Good connection with cricket pitch
- Could be dual aspect to face over sports pitches and also view beyond

##### CONS:

- Sloping site
- Poor views of football and cricket pitches as looking back uphill at them
- Poor connection with football pitch, as far side of cricket square
- Not easily accessed by vehicles or pedestrians
- Potential to block views out from the playing fields
- Very visible from views back across the valley towards the playing fields
- Away from existing services

#### OPTION 5: EXISTING PAVILION LOCATION

##### PROS:

- Near to existing services to pavilion
- Existing pedestrian access
- Easily accessed from car park
- Good views over and connection to football pitch
- Good view over and connection to cricket pitch
- Good views of the hills beyond

#### OPTION 2: WEST END OF FOOTBALL PITCH

##### PROS:

- Relatively flat site
- Relatively near to existing services
- Close to car park
- Easily accessible by pedestrians
- Good views over and connection to football pitch
- Medium view over and connection to cricket pitch as looking downhill towards it

##### CONS:

- Proximity to existing electricity sub station, may mean clash with existing services in the area
- Proximity to, and block views from, residential properties on far side of road
- Tight site may restrict footprint of building
- Views are across playing fields and not the hills in the distance

#### OPTION 4: NEAR BOWL PAVILION

##### PROS:

- Site area isn't restricted
- Good view over and connection to cricket pitch
- Good connection with bowls and other facilities
- Similar to existing pedestrian access
- Near to existing services to existing pavilion, toilets and bowls pavilion
- Could be designed with good views of hills beyond

##### CONS:

- Sloping site
- Poor views of football pitches as looking back uphill at them
- Poor connection with football pitch, as far side of cricket pitch
- Not easily accessed by vehicles
- Very visible from views back across the valley towards the playing fields



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## New Pavilion, Youlgrave Site Options For Discussion

### James Boon Architects

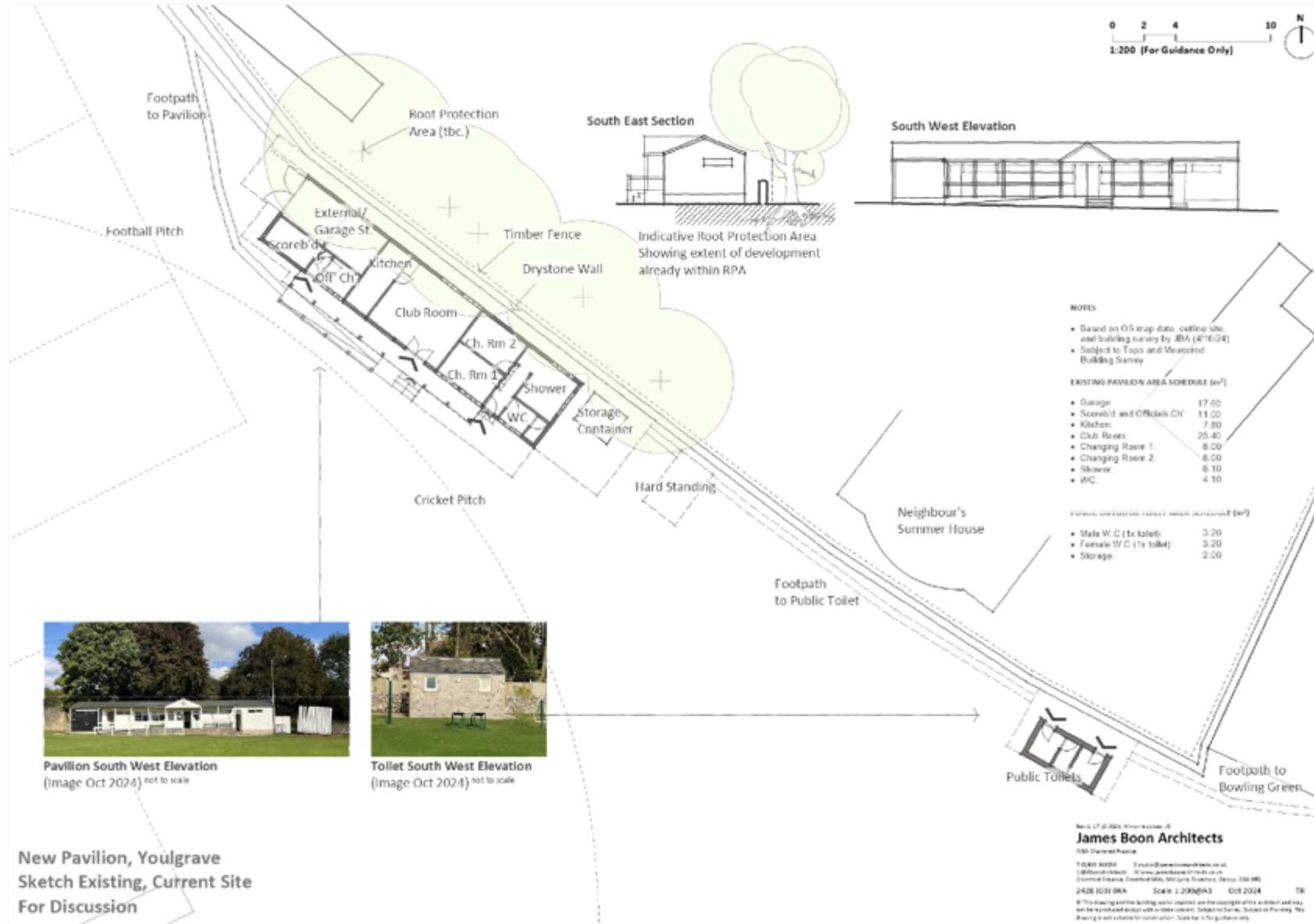
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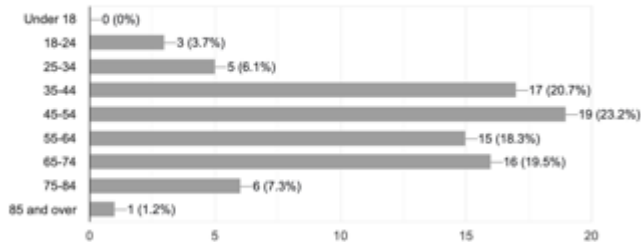




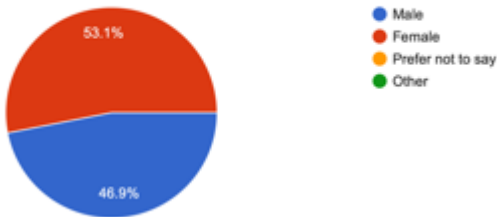


APPENDIX B – Consultation Survey

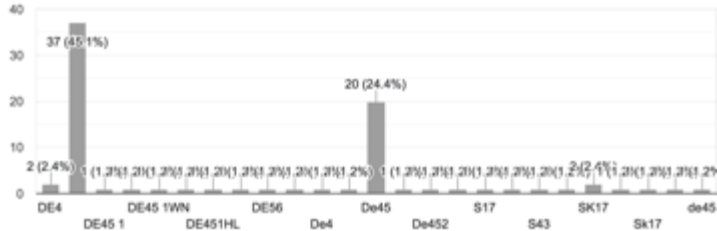
What is your age?  
82 responses



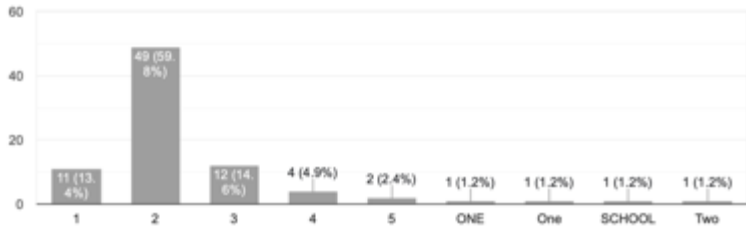
What is your gender?  
81 responses



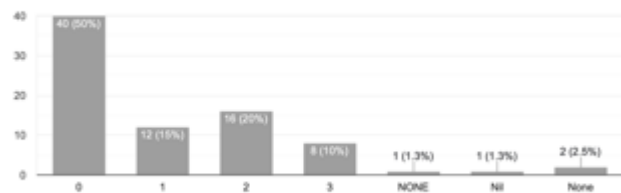
What is the first part of your post code?  
82 responses



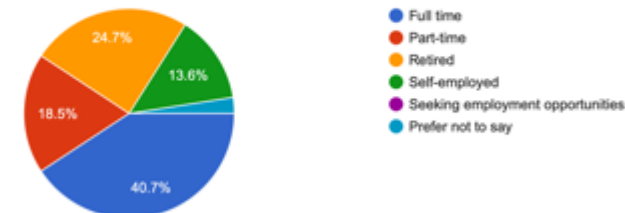
How many adults live at this address?  
82 responses



How many children live at this address?  
80 responses



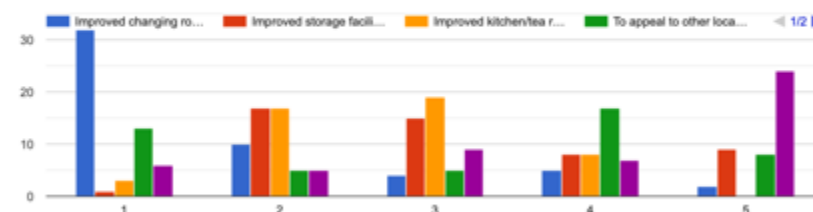
What is your current employment status?  
81 responses



81 responses



When thinking about the facilities at the pavilion, what do you think are the most important aspects? Please list in order of priority (1=most important 5=least important)



A separate social space with bar facilities

To appeal to other loca...

1/2

To appeal to other local sports groups that currently use the field

If you have any other priorities to note, please list them here:

19 responses

We were grateful for the hire, but the whole place needed a good clean, especially the washbasin in the WC.

Improved changing facilities to be fully inclusive (gender, disability etc.)

No ladies facilities at all for the ladies team and facilities not suitable for children

Look at Baslow - the hub of their community with lots of flood lighting for all year round useage

Facilities for ladies aswell as men

Electronic Scorecard for Cricket

I live at 17 New Road, one of the few homes with an open view of the playing field and the pavilion. We've been here for 20 years. In recent years the view of the activities on the field and the pavilion has been a joy. Also, we have allowed neighbours to cross the garden as a safe short cut.

Improve toilets

Waste of money

Things for ladies and girls. I.e toilets, changing rooms

Womens changing rooms

My parents donated a large sum of money to build the score box in memory of my brother Peter Hill who tragically lost his life on the field after being struck by lightning in 1992 and I would like something to be there on the new build in his memory

Ladies changing rooms for ladies cricket

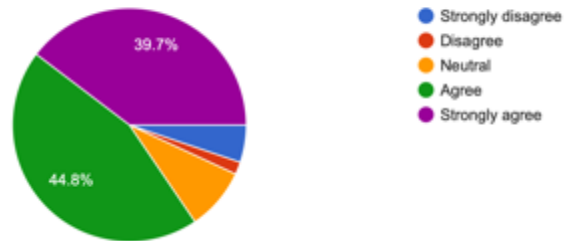
The road by the field is extremely narrow and even now there are problems with cars parked on the road by field users. Buses and farm vehicles and stone walls are at risk.

Upgrade to the whole pavilion, modernise but keep the history of the club. Nicer place to spend weekends

Maybe install 4g turf on that hard court down at the bottom

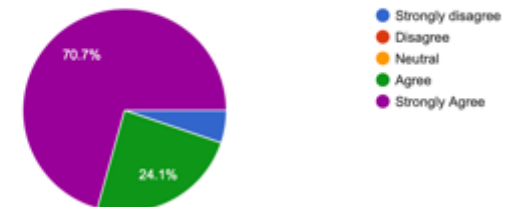
Improved facilities would help to attract new players...

58 responses



Improved facilities would benefit current users...

58 responses



Please use this space to add any further comments as a current pavilion user:

17 responses

need to make female teams can use the facilities

The pavilion could be a great asset to the community if it was improved. Community groups could make use of it in addition to sports teams. If there was a bar/function space then money could be raised towards its upkeep.

The pavilion is in a very poor state of repair and is not pleasant to use, but it could be a great asset for the community.

Current pavilion is not very inviting. Kitchen facilities are limited and toilets are not nice.

We are trying to grow our ladies team. In only its second year, the team is thriving but desperately needs new members so we can enter a league and also compete on an equal footing. We would like to host a ladies soft ball festival but we can't currently due to our facilities. In such a small amount of time, the ladies softball team has, for its players, become more than just a place to exercise but a welcome space for people of all abilities to enjoy themselves surrounded by new friends and with improved facilities will become a valuable space for the community. One of the fantastic things about the team is we can bring our children along, which is in itself unique for a club and will encourage children to take part in sport, however, the facilities are not suitable for young children.

A social for drinks after a game would generate much needed cash for the upkeep of the building future proof the building and clubs using it

Outdoor equipment great

I feel this facility should be available and co-managed by a consortium of sports groups who will use it. It should be a sports pavilion used by a range of age groups, sport types and abilities.

There are no ladies facilities at the moment which makes it very hard for us to host other teams and unwelcoming to the ladies team. There is not enough space in the pavilion at the moment for even one team to sit let alone a visiting team.

Improved facilities for women and children

As a lady playing for the ladies cricket team facilities are not available for us and for any other ladies teams or girls wanting to visit our ground. also as a mum who watches her children play the facilities do not support the requirements of a spectator, We have had ladies that play for the men's team but have no space to go.

There are no provisions for juniors or women

Location to stop where it is.

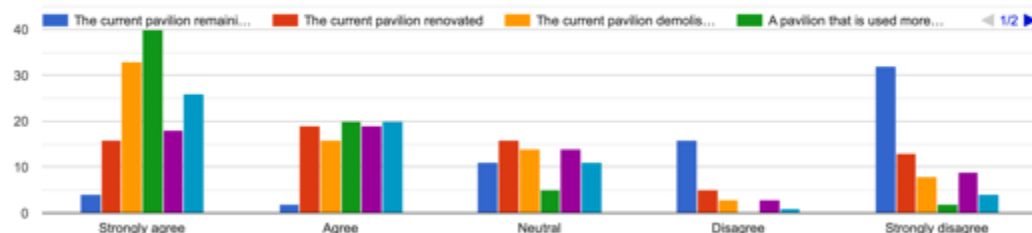
I only use the pavilion through other users eg: Parents committee at school (Maypole Dancing -Cream tea celebration)

As the local village school, the facility would allow us to utilise the resources to provide high quality PE and sports provision. It would also create a positive space for other schools and sporting groups when the field is used for sports festivals. This would greatly enhance the experience for others and promote the village in a positive way.

As Yowlgrave residents located close to the Pavillion there are 2 potential negatives with increased use:  
1) There is limited car parking space & if the existing car park was expanded it would have a significant impact not only on the playing field space but also increased noise etc and  
2) Safety measures are needed for properties backing onto the playing fields as substantial damage has already been incurred to roofs and cars by cricket balls and there is serious concern of harm should they hit an adult or child.



I would like to see (if financially viable)...



A pavilion that has a social area and bar

A pavilion that includes a desirable space for hire/local groups to use

Please use this space to add any further comments about what you would/would not like to see with a new pavilion:

27 responses

I'd like to see it become a space that people can be proud of and enjoy using, particularly to grow and build on the sports teams that use it.

I would like to see the pavilion still have a traditional design with outdoor sheltered / balcony area.

I would like to see a new pavilion, designed as a welcome space for all

It to be the new 'village hall'  
Not to be yet another venue competing for use  
Not take away business from pubs too much

Kids need to be included throughout the process to feel involved and proud of the facilities in an effort to avoid future vandalism

I don't want to see it become solely available to one group, or one club holding more importance than others. If we are to have a sports pavilion (usually associated with cricket) then I feel a community sports hub for all sports is preferable. I don't think we need social rooms or a bar as this might detract vital functions from the village hall.

No need for a permanent bar, it's a sports pavilion. Could always have a pop up bar for events. It's just adding costs and a security risk.

It would be nice to maintain the traditional feel to the pavilion... keep the clock (but a working clock!)

None

Bar, changing rooms, good kitchen, several toilets, outside seating areas, preferably under cover.

A community area that can be used for functions. It should have a small kitchen with running water. A bar would be good & toilet facilities.

A bar serving alcohol, as it would take away business from local pubs

Bar , women's changing rooms , social areas

I would like to see bigger changing rooms as the current ones are cramped



It's important that this remains first and foremost a base for sport and recreation and does NOT turn simply turn into another venue for social events, as we already have the village hall, reading room and scout & community hall in the village for that.

The pavilion could be hired out, not just for sporting events, but for parties, weddings etc

As a landscape painter, I would prefer to see the pavilion remain as it looks today. It can be seen from a long distance away (top of Moor Lane) and is pleasing to the eye, and fits in with the landscape. Any changes should be to the score board which is too small, and in keeping with current timber fascia.

BACK IN THE EARLY 70s MYSELF AND OTHERS WENT ON A 20 MILE WALK TO RAISE FUNDS FOR THE NEW PAVILION

Improved security-vandalism is an issue

Space specifically designed for teenage girls who don't participate as often in organised team sports but need safe space outside the home to socialise

I would like to see areas for wildlife given the current crisis for insects. It's a long way for insects to fly without sources of nectar

I understand the pavilion needs better toilets and showers etc. I've seen in other villages with large pavilions made into 'community hubs', they are largely underutilised. The pavilion isn't the centre of the village and we already have three halls and pubs, I believe the same would happen a big structure rather underutilised

Small increase in car parking spaces to make the road safer.

A green building encouraging optimal use of the playing field facilities

Would like to see proper hard road surface access and mote parking

Creating a space for local sport groups to involve more of the children in the area. It could a focus point for engaging young people in sport, playing as well as coaching, refereeing.  
Would not want it to be a social club for mainly adults to use.

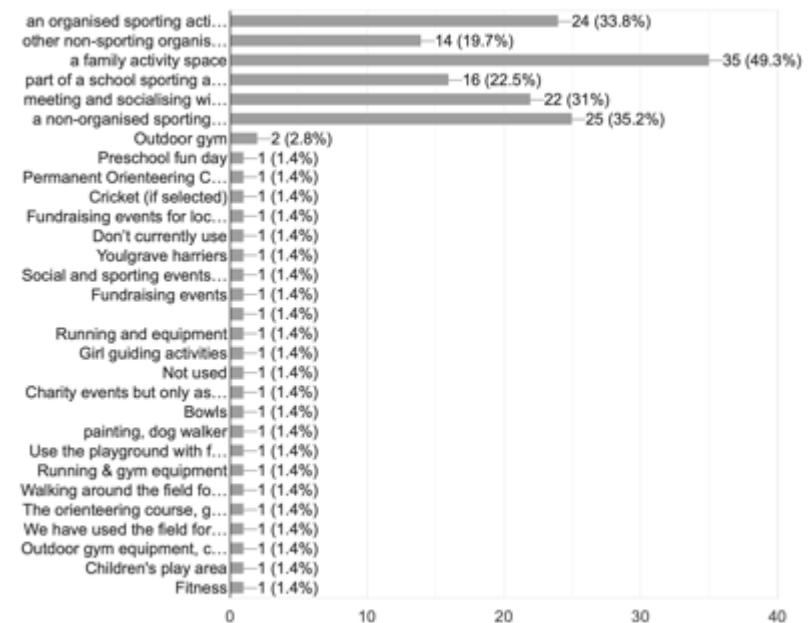
Any new building should be in keeping with traditional Pavilion design, using local materials in line with Peak Park planning rules.

I am concerned about damage to bordering properties from cricket balls. I would like protection and the cricket club to take responsibility for damage to properties.

I am also concerned about late night noise and regular large events.

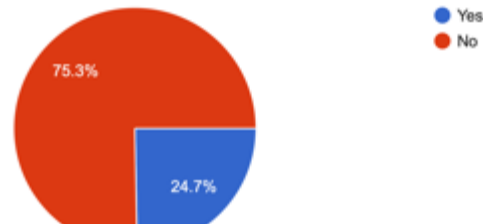
I (or my family) use the playing field for...

71 responses



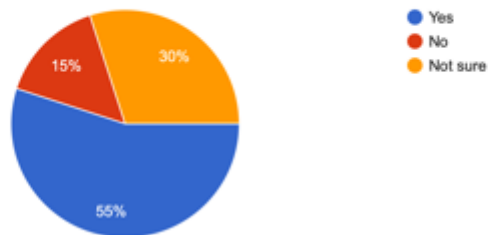
Please use this space to add any further comments about how you use the playing field:

23 responses

We would like to pay for an A3 permanent outdoor sign to publicise the MapRun of the Permanent Orienteering Course (or have a permanent poster up in the Pavilion). The Youlgrave MapRun is free, easy to use, available all the time, and takes just 15 mins to complete.	Needs to be available to all
I play cricket here	Running, exercise
My children play together in the park but also attend the junior cricket practices	We would like to use the playing field to hold a ladies cricket festival. But we don't have the facilities in place to accommodate.
Social functions to watch international football matches etc if clubhouse is obtained	For cricket
Supporting our local teams	I am looking to bring a junior football team to youlgreave
My daughter has attended birthday party's on the playing field at the playground. My husband goes to running club that use the playing field for training. I use the gym equipment.	I'm part of the ladies cricket team
None	Happy it is used by school, running club, football. Cricket club currently using it are less than helpful when ball strikes occur.
Running Club for training sessions including gym equipment	
For organised village events	My 93 year old mother who lives in Granby House uses it to walk safely round on the flat away from cars and hills. She also enjoys watching any sporting activities on the field
Exercise and enjoying nature	
Youlgrave United FC	Do you, or a member of your household, play cricket/football at another club?
We use the MUGA for cycling proficiency training and the woods for outdoor learning, All PE and sport takes place on the field in reasonable weather.	81 responses
We use the field for access to the bowling green.	 <p>24.7% Yes</p> <p>75.3% No</p>
It is a great space for children in school to use both in lessons and in festivals.	
Watching owls, using fitness equipment, childrens play area	

Would you, or a member of your household, be more likely to join the Youlgrave cricket/football club if the facilities were improved?

20 responses



How do you feel about the proposal for a new pavilion?

68 responses

Very positive	Yes, modernise and low maintenance
Excited	I think it's needed. The current one has been there a while and left unmaintained
Needs something to secure its long term future.	It would be advantageous for the village.
I haven't seen the proposal	Excellent idea to develop the pavilion.
A good functional pavillion is needed with toilets, kitchen, changing room	The existing pavilion is traditional and should not be demolished. If additional facilities are needed which they are to make it of more use to the village then it should be an extension which doesn't impede on the views from the field.
I support it enthusiastically.	I think there is a desperate need for improvement or replacement
great idea need to improve it and make a more focal point of the village	I feel it is necessary the current pavillion is old and in parts not very nice to use, for example toilet and changing facilities. New facilities are long over due.
I think it's exciting. I think sports are important and would hope that improved facilities would help to promote sports particularly for juniors	I feel it is a positive step for the community as the current one is not a welcome space for all.
	Take the village hall down, make it a paying car park ti benefit village. Re build pavilion to make it a village sports and social club.( With a stage)
	Definitely needed
	Seems positive
	Needed to improve and modernise facilities.
	It's been a long time coming and a real shame this wasn't a more viable idea pre- and immediately post-covid as Youlgrave also had a youth club which could have thrived in this proposed facility.

A new facility is required especially from the cricket clubs perspective. We play against teams that have male and female players so additional changing facilities would be very beneficial. Also an improved facility would enable our ladies team to hold a cricket festival bringing people into the village that would not normally visit this creating opportunities for local businesses

We have such amazing playing fields. I think a new and bigger pavilion would be a huge asset to the village and allow locals and visitors to use and enjoy the space more. It would also bring us in line with other clubs who have facilities for ladies.

Good idea

Great News!

Excited. Pleased its being discussed and promoted.

Looking forward to it. Exciting

We definitely need one

Is the expense necessary for a new one? Can this one be renovated?

I think it's a great idea as the existing one looks untidy & in need of repair/replacement

It's important to have a good space accessible to everyone

Waste of money

Ok

Hopeful

I feel that this will help to stop youlgrave cricket club from closure just like many of the surrounding cricket clubs. Also this should bring more of the community together, more people to enjoy and everyone to enjoy the lovely setting

Incredibly excited

Good idea

Excited eg if or could be rented for children's parties etc.

Happy to see facilities improved and modernised

Brilliant idea

Think it is time for improvement

Very supportive

I think it would be excellent. The old pavilion is falling to pieces .

Very optimistic, think it will serve the community well

It's a pity folk see the need to change things that are fine as they are.

AS THE OLD ONE IS OVER 50 YEARS OLD IT MUST BE READY FOR REPLACEMENT

Fairly neutral

From a distance it looks fine, so unaware of what is in need of repair or is unsuitable.

Not sure it can be financially justified if not enough villagers use it

Renovation is a greener option

It needs to meet the needs of all of the community - see  
Makespaceforgirls.co.uk

Prefer to see the existing one, if financially viable, renovated. If a new one has to be erected, would like to see the style and dimensions to be similar to what is already there.

Positive

It would be extremely beneficial for cricket/football users at present and would help the ladies who play cricket to host festivals with other clubs.

A good idea

Supportive

For

Positive

It's a good idea but as long as money isn't wasted on meaningless twoddle. The exercise equipment is pointless down at field which I mainly just see kids mucking around on. The hard court at the bottom is a disgrace. Should be 4g turf in 2024

A good idea

Think it's a great idea and would be well used by school and local clubs/groups

It would be nice

Positive and hopeful

Very positive, with the reservations already outlined above.

I would support a new pavilion as it will promote use of the playing field.

I am in support of projects that benefit the local community. I feel there should be gaps incorporated into the building to accommodate swifts as they are critically endangered. Youldgreave's swift population has dwindled significantly but we have many nests around New Road & bordering the recreation ground.

Overdue

## **APPENDIX C – Trusts and Foundation**

Please see here for a list of potential funders:

[https://1drv.ms/x/c/0164ce8936f9e4bc/EWpcoD-sQ8hBg0AeAsXq2\\_8BKKsyMvm52laGgcAC7Z4vSA?e=MLbnli](https://1drv.ms/x/c/0164ce8936f9e4bc/EWpcoD-sQ8hBg0AeAsXq2_8BKKsyMvm52laGgcAC7Z4vSA?e=MLbnli)

Lucy Godfrey will refresh this spreadsheet at regular intervals.

## APPENDIX D – Cost Plan



Project Managers | Quantity Surveyors | Employer's Agents  
CDM Advisors | Principal Designers | Heritage Advisors

### NEW PAVILION

YOULGRAVE, DERBYSHIRE

Cost Plan Nr. 1

-

November 2024



**Address:** The Mount, 2 Trent Valley Road, Lichfield, Staffordshire, WS13 6EG

**Telephone:** 01543 414 777

**Website:** [www.greenwoodprojects.com](http://www.greenwoodprojects.com)

Offices also in Worcester, Cardiff, Bristol, London and Oxford  
Greenwood Projects Ltd - Reg Office: Stowgate House, Lombard Street, Lichfield, Staffs, WS13 6DP







## NEW PAVILION

YOULGRAVE, DERBYSHIRE

Cost Plan Nr. 1  
November 2024

### REPORT

#### Details

**Project No.:** L1818  
**Document Title:** Cost Plan  
**Document No.:** 1  
**Current Revision:** -  
**Document Status:** Initial Cost Plan  
**Date:** 14/11/2024  
**Client Name:** James Boon Architects  
**Director:** Martin Thompson  
**Project Surveyor:** Tom Birch  
**Office:** Lichfield

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#### Document History and Status

Rev.	Date	Description	Author	Reviewed	Approved
-	14/11/2024	Cost Plan	T. Birch	O. Erskine	M. Thompson



## REPORT

### Project Description

This is a high-level Order of Cost Estimate for the partial demolition, construction and extension of an existing sports pavilion in Youlgrave, Derbyshire. Complete with interior fit-out and car park amendments to form new visibility splay.

### Basis of Cost Plan

The estimate is based on the following information:

#### James Boon Architects' Drawings & Information:

- 2428 (03) 01 Location Plan
- 2428 (03) 04A Sketch Existing, Current Site
- 2428 (03) 05A Initial Sketch Proposal

Due to the high-level nature of this estimate, reasonable assumptions have been made on quality, specification, construction methods and finishes of the project. To ensure greater accuracy of the costs presented, further detail would need to be provided to cover these areas.

### Costs & Inflation

- Costs are based on the date as per the summary of this document.
- Inflation has been included from in the form of BCIS All-in TPI Inflation from 4Q24 to 4Q26.
- Preliminaries have been included at 14.1% in accordance with the most recent BCIS information for projects between £590k and £1.4m from the mean average of 4Q22 to 1Q24.

### Exclusions

The following exclusions apply to this estimate:

- Professional fees.
- Site abnormalities (e.g. contamination, methane gas, service diversions not stated.).
- Surveys.
- Local Authority fees and licenses.
- Planning and Building Regulations fees.
- Listed Building Consent fees (if any).
- Highways costs.
- Employer's insurances.
- Destructive plant life (Japanese Knotweed etc.) identification and removal.
- Any works outside of the site boundary.
- External lighting.
- Removing existing and supplying/installing new loose furniture, fittings and equipment.
- VAT.
- Internal and external signage.
- Identification and removal of contamination and contaminated arisings.
- Fire stopping or compartmentalisation.
- Air conditioning.
- Works to the existing building unless noted in the cost build-up sections of this document.
- AV installations.
- White goods.
- Photovoltaic Cells or similar installations.
- Works to external building envelope including repointing, brickwork repairs, decoration and the like.
- Access control.
- CCTV.



## NEW PAVILION

YOULGRAVE, DERBYSHIRE

Cost Plan Nr. 1  
November 2024

### REPORT

#### Assumptions

The following assumptions have been made in production of this estimate:

- Slates required for construction will not be Welsh, but Spanish or similar cost-effective alternative.
- The works will be carried out in one continuous phase and not in phases by a Main Contractor.
- The roof trusses will span between external walls without the need for intermediate supports and therefore no frame is required.
- Mechanical and Electrical installations will be very basic. Should enhanced M&E be required the included rates will need to be revised.
- Quantities for sanitaryware are assumed and require further design detail to improve accuracy of costs.
- The garage extension interior shall remain in unfinished blockwork with a painted floor finish only.

## NEW PAVILION

YOULGRAVE, DERBYSHIRE

Cost Plan Nr. 1  
November 2024

### SUMMARY

GIFA	276 m²
------	--------

Item	Total £	Total / m² £
0 Facilitating Works	31,000.00	112.32
0.1 Toxic / Hazardous / Contaminated Material Treatment	1,000.00	3.62
0.2 Major Demolition Works	30,000.00	108.70
0.3 Temporary Support to Adjacent Structures	-	-
0.4 Specialist Groundworks	-	-
0.5 Temporary Diversion Works	-	-
0.6 Extraordinary Site Investigation Works	-	-
1 Substructure	87,175.00	315.85
2 Superstructure	324,455.00	1,175.56
2.1 Frame	-	-
2.2 Upper Floors	-	-
2.3 Roof	109,375.00	396.29
2.4 Stairs and Ramps	-	-
2.5 External Walls	152,325.00	551.90
2.6 Windows and External Doors	19,400.00	70.29
2.7 Internal Walls and Partitions	35,105.00	127.19
2.8 Internal Doors	8,250.00	29.89
3 Internal Finishes	58,485.00	211.90
3.1 Wall Finishes	17,055.00	61.79
3.2 Floor Finishes	23,145.00	83.86
3.3 Ceiling Finishes	18,285.00	66.25
4 Fittings, Furnishings and Equipment	45,000.00	163.04
5 Services	147,150.00	533.15
5.1 Sanitary Installations	18,950.00	68.66
5.2 Services Equipment	128,200.00	464.49
5.3 Disposal Installations	-	-
5.4 Water Installations	-	-
5.5 Heat Source	-	-
5.6 Space Heating and Air Conditioning	-	-
5.7 Ventilation	-	-
5.8 Electrical Installations	-	-
5.9 Fuel Installations	-	-
5.10 Lift and Conveyor Installations	-	-
5.11 Fire and Lightning Protection	-	-
5.12 Communication, Security and Control Systems	-	-
5.13 Specialist Installations	-	-
5.14 Builder's Work in Connection with Services	-	-
6 Prefabricated Buildings and Building Units	-	-
7 Work to Existing Buildings	10,550.00	38.22
7.1 Minor Demolition and Alteration Works	10,550.00	38.22
7.2 Repairs to Existing Services	-	-
7.3 Damp-Proof Courses / Fungus and Beetle Eradication	-	-
7.4 Façade Retention	-	-
7.5 Cleaning Existing Surfaces	-	-
7.6 Renovation Works	-	-

## NEW PAVILION

YOULGRAVE, DERBYSHIRE

Cost Plan Nr. 1  
November 2024

### SUMMARY

GIFA	276 m <sup>2</sup>
------	--------------------

Item	Total £	Total / m <sup>2</sup> £
8 External Works	163,700.00	593.12
8.1 Site Preparation Works	-	-
8.2 Roads, Paths, Pavings and Surfacing	42,300.00	153.26
8.3 Soft Landscapes, Planting and Irrigation Systems	5,000.00	18.12
8.4 Fencing, Railings and Walls	30,000.00	108.70
8.5 External Fixtures	10,000.00	36.23
8.6 External Drainage	41,400.00	150.00
8.7 External Services	35,000.00	126.81
8.8 Minor Building Works and Ancillary Buildings	-	-
<b>Sub-total £</b>	<b>867,515.00</b>	<b>3,143.17</b>
9 Main Contractor's Preliminaries	122,319.62	443.19
<b>Sub-total £</b>	<b>989,834.62</b>	<b>3,586.36</b>
10 Main Contractor's Overheads and Profit	29,695.04	107.59
<b>Total Construction Costs £</b>	<b>1,019,529.66</b>	<b>3,693.95</b>
11 Professional Fees	152,929.45	554.09
11.1 Design Team Fees / Consultant's Fees	152,929.45	554.09
11.2 Main Contractor's Pre-Construction Fees	-	-
11.3 Main Contractor's Design Fees	-	-
11.4 Sundry Fees, Surveys, Reports, etc.	-	-
12 Other Development/Project Costs and Fees	-	-
<b>Sub-total £</b>	<b>1,172,459.11</b>	<b>4,248.04</b>
13 Contingency	117,245.92	424.80
<b>Total Project Costs (excl. Inflation) £</b>	<b>1,289,705.03</b>	<b>4,672.84</b>
14 Inflation	98,017.58	355.14
<b>Total Project Costs (inc. Inflation) £</b>	<b>1,387,722.61</b>	<b>5,027.98</b>
15 VAT	Excluded	Excluded
<b>Total Project Costs (inc. Inflation &amp; VAT) £</b>	<b>1,387,722.61</b>	<b>5,027.98</b>

Base Date of Cost Plan: 13/11/2024

## NEW PAVILION

YOULGRAVE, DERBYSHIRE

Cost Plan Nr. 1  
November 2024

### BUILD-UP

Item	Quantity	Unit	Rate £	Total £	Total / m <sup>2</sup> £
<b>0.1 Toxic / Hazardous / Contaminated Material Treatment</b>					
<u>Generally</u>					
0.1.1 Provisional allowance for asbestos removal	1	PS	1,000.00	1,000.00	
				1,000.00	3.62
<b>0.2 Major Demolition Works</b>					
<u>Pavilion</u>					
0.2.1 Allowance for demolition of existing pavilion to facilitate new build construction; including roof, walls, doors, windows, services, FFE, and the like; breaking out ground floor slab and reducing levels to receive new construction; disposal off-site	1	it	30,000.00	30,000.00	
				30,000.00	108.70
<b>0.3 Temporary Support to Adjacent Structures</b>					
NO WORKS ANTICIPATED				-	-
<b>0.4 Specialist Groundworks</b>					
NO WORKS ANTICIPATED				-	-
<b>0.5 Temporary Diversion Works</b>					
NO WORKS ANTICIPATED				-	-
<b>0.6 Extraordinary Site Investigation Works</b>					
NO WORKS ANTICIPATED				-	-

## NEW PAVILION

YOULGRAVE, DERBYSHIRE

Cost Plan Nr. 1  
November 2024

### BUILD-UP

Item		Quantity	Unit	Rate £	Total £	Total / m² £
<b>1</b>	<b>Substructure</b>					
	<u>Pavilion</u>					
1.1	Allowance for concrete strip foundations; complete; including excavation, disposal, backfilling, concrete strip foundations, masonry to DPC and the like	99	m	250.00	24,750.00	
1.2	Allowance for concrete substructures; complete; including excavation, disposal, backfilling, concrete slab, insulation, levelling screed and the like	276	m²	175.00	48,300.00	
	<u>Garage</u>					
1.3	Allowance for concrete strip foundations; complete; including excavation, disposal, backfilling, concrete strip foundations, masonry to DPC and the like	25	m	250.00	6,250.00	
1.4	Allowance for concrete substructures; complete; including excavation, disposal, backfilling, concrete slab, insulation, levelling screed and the like	45	m²	175.00	7,875.00	
					87,175.00	315.85
<b>2.1</b>	<b>Frame</b>					
	NO WORKS ANTICIPATED				-	-
<b>2.2</b>	<b>Upper Floors</b>					
	NO WORKS ANTICIPATED				-	-
<b>2.3</b>	<b>Roof</b>					
	<u>Pavilion</u>					
2.3.1	Slate roof construction complete; 30 degree pitched roof; including timber trussed structure, insulation, membranes, eaves, fascias, coverings and the like	299	m²	225.00	67,275.00	
2.3.2	Extra over allowance for aluminium flashings, trims, abutments, copings and the like	1	it	11,000.00	11,000.00	
2.3.3	Extra over allowance for aluminium rainwater goods; including gutters and downpipes	1	it	8,000.00	8,000.00	
	<u>Garage</u>					
2.3.4	Slate roof construction complete; 30 degree pitched roof; including timber trussed structure, insulation, membranes, eaves, fascias, coverings and the like	76	m²	225.00	17,100.00	
2.3.5	Extra over allowance for aluminium flashings, trims, abutments, copings and the like	1	it	3,000.00	3,000.00	
2.3.6	Extra over allowance for aluminium rainwater goods; including gutters and downpipes	1	it	3,000.00	3,000.00	
					109,375.00	396.29

## NEW PAVILION

YOULGRAVE, DERBYSHIRE

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### BUILD-UP

Item	Quantity	Unit	Rate £	Total £	Total / m² £
<b>2.4 Stairs and Ramps</b>					
NO WORKS ANTICIPATED				-	-
<b>2.5 External Walls</b>					
<u>Pavilion</u>					
2.5.1 Insulated blockwork walls with shiplap timber cladding; complete; including masonry, insulation, fixings, cladding, studs, battens and supports; 1nr layer plasterboard and skim finish to one side	275	m²	315.00	86,625.00	
2.5.2 Extra over for cladding gable-end walls in natural stone; to match existing surrounds	46	m²	75.00	3,450.00	
2.5.3 Timber glazed screens; complete; including framing and decoration	33	m²	1,000.00	33,000.00	
2.5.4 Extra over for timber glazed double doors; approximately 1750 x 2200mm; including ironmongery	1	nr	3,000.00	3,000.00	
<u>Garage</u>					
2.5.5 Insulated blockwork walls with shiplap timber cladding; complete; including masonry, insulation, fixings, cladding, studs, battens and supports; 1nr layer plasterboard and skim finish to one side	75	m²	315.00	23,625.00	
2.5.6 Extra over for cladding gable-end walls in natural stone; to match existing surrounds	35	m²	75.00	2,625.00	
				152,325.00	551.90
<b>2.6 Windows and External Doors</b>					
<u>Pavilion</u>					
2.6.1 Allowance for timber external door, single; approximately 900 x 2200mm; including framing, ironmongery and decoration	3	nr	1,750.00	5,250.00	
2.6.2 Allowance for timber external windows; including framing and ironmongery	9	m²	850.00	7,650.00	
<u>Garage</u>					
2.6.3 Allowance for timber external door, single; approximately 900 x 2200mm; including framing, ironmongery and decoration	2	nr	1,750.00	3,500.00	
2.6.4 Allowance for timber external garage door, double; approximately 2600 x 2200mm; including framing, ironmongery and decoration	1	nr	3,000.00	3,000.00	
				19,400.00	70.29

## NEW PAVILION

YOULGRAVE, DERBYSHIRE

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### BUILD-UP

Item		Quantity	Unit	Rate £	Total £	Total / m² £
<b>2.7</b>	<b>Internal Walls and Partitions</b>					
	<u>Pavilion</u>					
2.7.1	Timber studwork internal walls; complete; 100mm thick; 1nr layers plasterboard to both sides; skim finish; including any openings; prepared to receive finishes; assumed 2900mm high	155	m²	115.00	17,825.00	
2.7.2	Extra over moisture resistant wallboard	284	m²	10.00	2,840.00	
2.7.3	Extra over forming bar openings/server hatch; approximately 2400 x 1800mm	1	item	200.00	200.00	
2.7.4	Extra over for insulation; 50mm thick	106	m²	40.00	4,240.00	
2.7.5	Provisional allowance for firestopping and compartmentalisation	1	PS	10,000.00	10,000.00	
					35,105.00	127.19
<b>2.8</b>	<b>Internal Doors</b>					
	<u>Pavilion</u>					
2.8.1	Engineered solid-core timber doorset, single; fire rated as necessary; approximately 1000 x 2200mm; including framing, ironmongery and decoration	10	nr	750.00	7,500.00	
	<u>Garage</u>					
2.8.1	Engineered solid-core timber doorset, single; fire rated as necessary; approximately 1000 x 2200mm; including framing, ironmongery and decoration	1	nr	750.00	750.00	
					8,250.00	29.89
<b>3.1</b>	<b>Wall Finishes</b>					
	<u>Pavilion</u>					
3.1.1	Paint finish; 2nr top coats, 1nr base coat	438	m²	10.00	4,380.00	
3.1.2	Half-height ceramic wall tiles; including trims; to WCs and Changing Rooms	120	m²	75.00	9,000.00	
3.1.3	Allowance for splashbacks; to Kitchen and Bar	16	m²	75.00	1,200.00	
	<u>Garage</u>					
3.1.4	Paint finish; 2nr top coats, 1nr base coat	30	m²	10.00	300.00	
3.1.5	Half-height ceramic wall tiles; including trims; to WCs and Changing Rooms	29	m²	75.00	2,175.00	
					17,055.00	61.79



## NEW PAVILION

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### BUILD-UP

Item	Quantity	Unit	Rate £	Total £	Total / m <sup>2</sup> £
<b>3.2 Floor Finishes</b>					
<u>Pavilion</u>					
3.2.1 Allowance for floor finishes, generally	220	m <sup>2</sup>	70.00	15,400.00	
3.2.2 Allowance for softwood skirtings; including decoration	1	it	5,000.00	5,000.00	
3.2.3 Allowance for threshold strips and trims	1	it	750.00	750.00	
<u>Garage</u>					
3.2.4 Allowance for floor finishes, generally	8	m <sup>2</sup>	70.00	560.00	
3.2.5 Allowance for floor paint; to Garage space	38	m <sup>2</sup>	20.00	760.00	
3.2.6 Allowance for softwood skirtings; including decoration	1	it	600.00	600.00	
3.2.7 Allowance for threshold strips and trims	1	it	75.00	75.00	
				23,145.00	83.86
<b>3.3 Ceiling Finishes</b>					
<u>Pavilion</u>					
3.3.1 MF suspended plasterboard ceiling; including shadow battens and skim coat as necessary; prepared to receive new finishes	220	m <sup>2</sup>	65.00	14,300.00	
3.3.2 Extra over moisture resistant ceiling board	102	m <sup>2</sup>	10.00	1,020.00	
3.3.3 Paint finish; 2nr top coats, 1nr base coat	220	m <sup>2</sup>	10.00	2,200.00	
<u>Garage</u>					
3.3.4 MF suspended plasterboard ceiling; including shadow battens and skim coat as necessary; prepared to receive new finishes	9	m <sup>2</sup>	65.00	585.00	
3.3.5 Extra over moisture resistant ceiling board	9	m <sup>2</sup>	10.00	90.00	
3.3.6 Paint finish; 2nr top coats, 1nr base coat	9	m <sup>2</sup>	10.00	90.00	
				18,285.00	66.25
<b>4 Fittings, Furnishings and Equipment</b>					
<u>Pavilion</u>					
4.1 Provisional allowance for Changing Room 1 fit-out	1	PS	10,000.00	10,000.00	
4.2 Provisional allowance for Changing Room 2 fit-out	1	PS	10,000.00	10,000.00	
4.3 Provisional allowance for Kitchen/Bar fit-out; domestic; excluding white goods	1	PS	15,000.00	15,000.00	
4.4 Provisional allowance for Club Room fixtures and fittings	1	PS	10,000.00	10,000.00	
				45,000.00	163.04

## NEW PAVILION

YOULGRAVE, DERBYSHIRE

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### BUILD-UP

Item	Quantity	Unit	Rate £	Total £	Total / m² £
<b>5.1 Sanitary Installations</b>					
<u>Pavilion</u>					
5.1.1 WCs	5	nr	650.00	3,250.00	
5.1.2 WHBs	4	nr	650.00	2,600.00	
5.1.3 Urinals	2	nr	650.00	1,300.00	
5.1.4 Doc M Pack	1	nr	2,500.00	2,500.00	
5.1.5 Shower; including shower tray	5	nr	800.00	4,000.00	
5.1.6 Allowance for towel rails, hooks, mirrors and the like	1	it	2,100.00	2,100.00	
<u>Garage</u>					
5.1.7 WCs	2	nr	650.00	1,300.00	
5.1.8 WHBs	2	nr	650.00	1,300.00	
5.1.9 Allowance for towel rails, hooks, mirrors and the like	1	it	600.00	600.00	
				18,950.00	68.66
<b>5.2 Services Equipment</b>					
<u>Pavilion</u>					
5.2.1 Mechanical Installations; including heating (air source), individual extraction from WCs and Kitchens, disposal, water, BWIC and the like (based on GIFA)	227	m²	250.00	56,750.00	
5.2.2 Electrical Installations; including general and emergency lighting, fire alarm, intruder alarm, small power, distribution, data, containment and the like (based on GIFA)	227	m²	250.00	56,750.00	
<u>Garage</u>					
5.2.3 Mechanical Installations; including heating (air source), individual extraction from WCs and Kitchens, disposal, water, BWIC and the like (based on GIFA)	49	m²	150.00	7,350.00	
5.2.4 Electrical Installations; including general and emergency lighting, fire alarm, intruder alarm, small power, distribution, data, containment and the like (based on GIFA)	49	m²	150.00	7,350.00	
				128,200.00	464.49
<b>5.3 Disposal Installations</b>					
See 5.2				-	-
<b>5.4 Water Installations</b>					
See 5.2				-	-
<b>5.5 Heat Source</b>					
See 5.2				-	-

## NEW PAVILION

YOULGRAVE, DERBYSHIRE

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### BUILD-UP

Item	Quantity	Unit	Rate £	Total £	Total / m <sup>2</sup> £
5.6 Space Heating and Air Conditioning See 5.2					
				-	-
5.7 Ventilation See 5.2					
				-	-
5.8 Electrical Installations See 5.2					
				-	-
5.9 Fuel Installations NO WORKS ANTICIPATED					
				-	-
5.10 Lift and Conveyor Installations NO WORKS ANTICIPATED					
				-	-
5.11 Fire and Lightning Protection See 5.2					
				-	-
5.12 Communication, Security and Control Systems See 5.2					
				-	-
5.13 Specialist Installations NO WORKS ANTICIPATED					
				-	-
5.14 Builder's Work in Connection with Services See 5.2					
				-	-
6 Prefabricated Buildings and Building Units NO WORKS ANTICIPATED					
				-	-

## NEW PAVILION

YOULGRAVE, DERBYSHIRE

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### BUILD-UP

Item	Quantity	Unit	Rate £	Total £	Total / m² £
<b>7.1 Minor Demolition and Alteration Works</b>					
<u>Generally</u>					
7.1.1 Allowance for disconnecting and capping off existing services	1	lt	1,500.00	1,500.00	
<u>Garage</u>					
7.1.2 Breaking out existing hardstandings; disposal off-site	124	m²	35.00	4,340.00	
7.1.3 Stripping-out existing FFE and sanitaryware; disposal off-site; to existing WC block	1	lt	2,000.00	2,000.00	
7.1.4 Stripping-out existing M&E installations; disposal off-site; to existing WC block	1	lt	1,500.00	1,500.00	
7.1.5 Stripping-out existing finishes; disposal off-site; to existing WC block	1	lt	1,000.00	1,000.00	
7.1.6 Removing existing doors, single; disposal off-site	3	nr	70.00	210.00	
				10,550.00	38.22
<b>7.2 Repairs to Existing Services</b>					
NO WORKS ANTICIPATED				-	-
<b>7.3 Damp-Proof Courses / Fungus and Beetle Eradication</b>					
NO WORKS ANTICIPATED				-	-
<b>7.4 Façade Retention</b>					
NO WORKS ANTICIPATED				-	-
<b>7.5 Cleaning Existing Surfaces</b>					
NO WORKS ANTICIPATED				-	-
<b>7.6 Renovation Works</b>					
NO WORKS ANTICIPATED				-	-
<b>8.1 Site Preparation Works</b>					
NO WORKS ANTICIPATED				-	-

**BUILD-UP**

Item	Quantity	Unit	Rate £	Total £	Total / m² £
<b>8.2 Roads, Paths, Pavings and Surfacings</b>					
<u>Pavilion</u>					
8.2.1 Stone-effect concrete slab terrace; complete; including excavation, disposal, sub-base, stone-effect concrete slabs and the like; laid to falls and cross-falls	116	m²	250.00	29,000.00	
8.2.2 Extra over for additional sub-base fill to increase levels; forming ramp	116	m²	50.00	5,800.00	
8.2.3 Extra over for forming staircase structure complete; including handrails	1	PS	7,500.00	7,500.00	
				42,300.00	153.26
<b>8.3 Soft Landscapes, Planting and Irrigation Systems</b>					
<u>Generally</u>					
8.3.1 Provisional allowance for reinstating soft landscapes adjacent to new structures	1	PS	5,000.00	5,000.00	
				5,000.00	18.12
<b>8.4 Fencing, Railings and Walls</b>					
<u>Generally</u>					
8.4.1 Provisional allowance for amending the existing visibility splay; to main car park entrance	1	PS	10,000.00	10,000.00	
<u>Pavilion</u>					
8.4.2 Low-level stone retaining wall; complete; approximately 1150mm high; including excavation, disposal, backfill, foundations, stonework, copings and the like	40	m	500.00	20,000.00	
				30,000.00	108.70
<b>8.5 External Fixtures</b>					
8.5.1 Provisional allowance for Digital Interactive Scoreboard	1	PS	10,000.00	10,000.00	
				10,000.00	36.23
<b>8.6 External Drainage</b>					
8.6.1 Provisional allowance for Below Ground Drainage installations (based on GIFA)	276	m²	150.00	41,400.00	
				41,400.00	150.00
<b>8.7 External Services</b>					
8.7.1 Provisional allowance for new/upgrading incoming mains services	1	PS	30,000.00	30,000.00	
8.7.2 Provisional allowance for associated trenching of mains services	1	PS	5,000.00	5,000.00	
				35,000.00	126.81

## NEW PAVILION

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### BUILD-UP

Item	Quantity	Unit	Rate £	Total £	Total / m <sup>2</sup> £
<b>8.8 Minor Building Works and Ancillary Buildings</b>					
NO WORKS ANTICIPATED				-	-
<b>9 Preliminaries</b>					
9.1 Allowance for Preliminaries	14.1	%		122,319.62	
				122,319.62	443.19
<b>10 Main Contractor's Overheads and Profit</b>					
10.1 Allowance for Main Contractor's Overheads and Profit	3.0	%		29,695.04	
				29,695.04	107.59
<b>11.1 Design Team Fees / Consultant's Fees</b>					
11.1.1 Allowance for Professional Fees	15.0	%		152,929.45	
				152,929.45	554.09
<b>11.2 Main Contractor's Pre-Construction Fees</b>					
Excluded				-	-
<b>11.3 Main Contractor's Design Fees</b>					
Excluded				-	-
<b>11.4 Sundry Fees, Surveys, Reports, etc.</b>					
Excluded				-	-
<b>12 Other Development/Project Costs and Fees</b>					
Excluded				-	-
<b>13 Contingency</b>					
13.1 Allowance for Design Development Contingency	5.0	%		58,622.96	
13.2 Allowance for Construction Contingency	5.0	%		58,622.96	
				117,245.92	424.80
<b>14 Inflation</b>					
14.1 BCIS All-in TPI Inflation (4Q24 to 4Q26)	7.6	%		98,017.58	
				98,017.58	355.14



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*November 2024*