



Berinsfield Garden Village / Community Facilities Feasibility Study / June 2023

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## Introduction





## 1.0 Executive Summary

This feasibility study helps establish and define options for the community facilities element of the regeneration package required for the existing village of Berinsfield and to support the redevelopment of the overall Garden Village outlined in South Local Plan 2035 Policy STRAT 10i. The study will help inform proposals and development for the wider Garden Village, to be delivered by the landowner and their representatives.

Working closely with our client, South Oxfordshire District Council (SODC), and our design team members, Oxford Architects undertook an extensive stakeholder engagement process to understand the local views on community facilities, including current status, organisational structure and future ambitions, with respect to operation, size and location of facility, including opportunities for co-location.

The overall findings from this study have identified areas of opportunity with regards to the regeneration of community facilities. Stakeholder engagement and visual inspections of the condition of existing community buildings have identified that there are a number that are no longer fit for purpose and are coming to the end of their lifespan. These findings, coupled with the Council's Climate Emergency and Local Plan Policies, will likely result in a hybrid approach where some buildings will be refurbished and some new buildings will be required.

The information gathering stage has allowed us to define a community hub as 'a collection of community focused buildings around a central public square'.

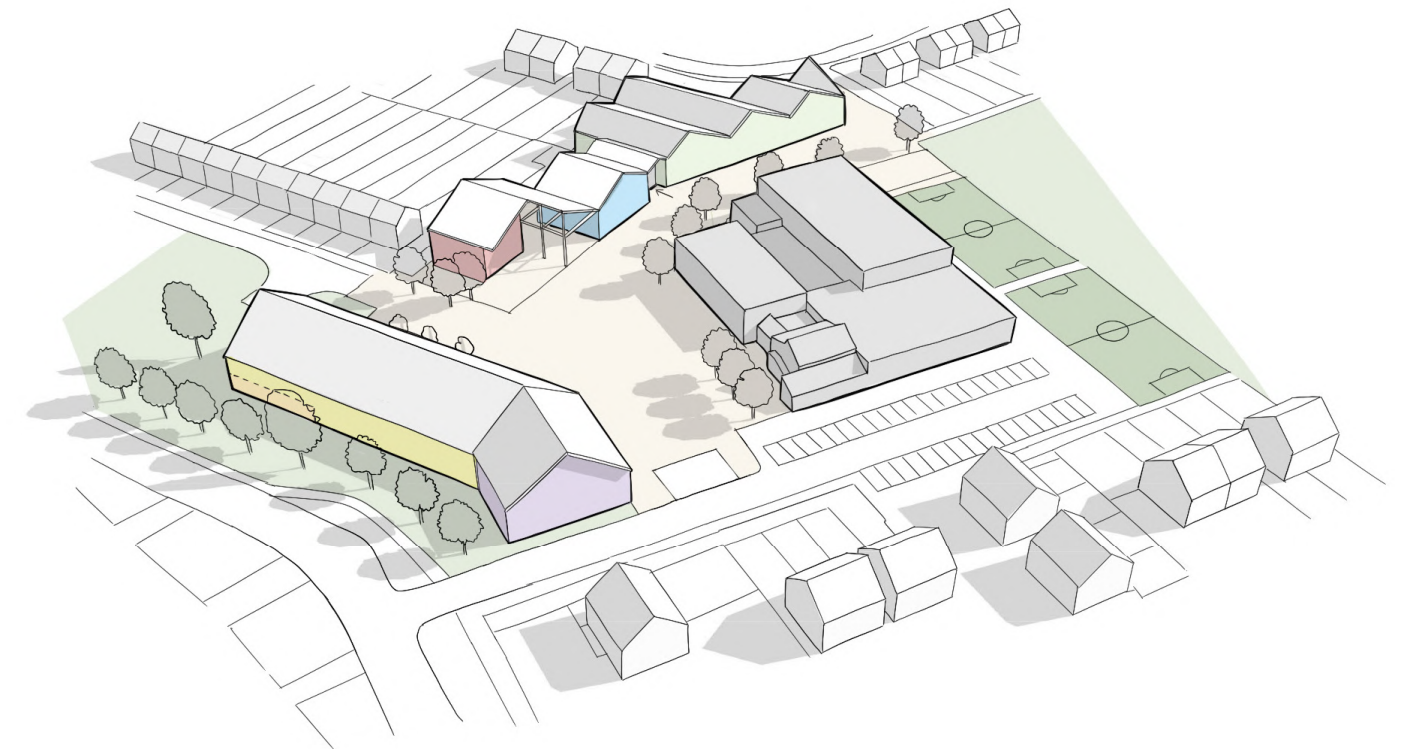
The three options identified within this study begin to explore the constraints and opportunities of the new Hub. Each option has built upon the comments and feedback from the previous option, illustrating a progression of design and a logic of thought.

Financial information, including commercial advice, has been included within the report to help identify possible projects, costs and commercial opportunities. This information represents a snapshot in time, and would need to be revisited in detail as the Community Hub project continues to the next stage.

The establishment of the new Berinsfield Community Hub will require new buildings and a new Governance Model approach. The outline strategy proposed within this study aims to streamline the process and unify the village into a model which will provide simplicity, clarity and long term benefits.

To progress next steps, all stakeholders will work closely together with the master developer of STRAT10i, who is responsible for the delivery of the regeneration package. This work will include:

- Planning level design information
- Detailed construction and project costs
- Detailed survey of any buildings to be retained as part of the new Hub
- Governance engagement sessions to develop a unified strategy





## 2.0 Introduction to the Feasibility Study

Berinsfield is a village located five miles south of the Oxford and four miles north-west of Didcot. This rural village is in the Oxford Green Belt and surrounded by countryside on all sides.

There is a strong sense of community in the village closely linked with the range of community facilities and services. Nevertheless, there are socio-economic challenges faced by the people of Berinsfield, which include rural isolation and deprivation that lead to life outcomes such as poor educational attainment, low incomes and poor-quality health.

Intensive engagement was undertaken by SODC between 2016-2018, and a conceptual masterplan was prepared by the Council to identify what could be funded through the development of 1,700 homes on third-party owned land adjacent and to the east of the existing village.

Subsequently, Berinsfield was awarded Garden Village status in 2019, which was accompanied by additional funding from Homes England to progress aspirations to improve Berinsfield. The Garden Village status was enshrined in policy through the South Local Plan 2035, which was adopted in 2020.

The Local Plan includes policies to establish the requirements and aspirations of the Garden Village (in Policy STRAT10: Berinsfield Garden Village) and allocates land in Policy STRAT10i: Land at Berinsfield Garden Village, to the east of the village for the development of around 1,700 homes, which was identified as the number required in order to enable regeneration of the wider village.

Policy STRAT10i establishes the planning policy requirements for the new development in Berinsfield, which includes “the necessary regeneration package” to ensure that the Council’s aspirations for improvements to address the existing deprivation in Berinsfield are realised.

This project seeks to help establish options for and to define the community facilities element of the regeneration package, which could be co-located in one or more centralised buildings (with associated external areas) and be brought forward early to support regeneration of Berinsfield and the overall Garden Village.



Image courtesy of Google Maps



### 3.0 Scope of this Feasibility Study

This study establishes options for and helps define the community facilities element of the regeneration package defined in the Local Plan Policy STRAT10i.

The project is about determining options for community facilities and not establishing a specific proposal for what will be delivered. Delivery of a specific proposal would depend on a number of future factors, such as funding, partner approvals, physical and legal constraints, relevant permissions and compliance with statutory requirements and functions, which falls outside the scope of this project and is intended to form the next stage of work.

The current community facilities in Berinsfield have been reviewed to identify the number, ownership, uses, and the various operating arrangements in place by way of leases, licences and informal arrangements. This work has been reported to the Berinsfield Community Steering Group to confirm that the scope of facilities included in this study is sufficient.

Therefore, this feasibility study includes:

- Recommendations on which facilities can be refurbished and which require a new build option
- Confirmation of high level spatial requirements for each facility
- Concept drawings exploring relationships between uses and the immediate context
- Costings for each option
- Ownership options
- Options for management modelling
- Options to generate commercial revenue

### 4.0 Aims of this Feasibility Study

The aims of this feasibility study included the following:

- Engagement with local community groups and parties who could potentially move into the new Community Hub
- Definition of what is meant by 'A Community Hub'
- Identification of areas where spaces/services/running costs could be shared to deliver on-going revenue savings to those parties.

The above aims contribute to SODC's key objective of improving the health and well-being of local people, but also contribute to:

- environmental improvements
- improved public services
- revenue savings to the public sector and community groups e.g., through shared overheads and flexible space to reduce rent
- increased participation in leisure activities
- creation of a stronger and safer community
- community wealth building and the principle of co-production with local groups
- ensuring the sustainable future of a number of community organisations
- creation of opportunities to generate revenue from commercial operations within the community hub



## 5.0 Assumptions

In order to develop a series of outputs from this feasibility study, the project team have made a number of assumptions based on feedback and previous experience. These assumptions should be tested, and if necessary adjusted at the next stage of the project to suit detailed proposals.

Feasibility assumptions included:

- Owners and occupiers of assets within the development areas are willing to work collaboratively and include their assets in the proposals
- Community groups are happy and willing to engage in dialogue and to explore options for inclusion within the wider feasibility study
- Existing building sizes have been estimated and will be confirmed at the next stage
- Further work will need to be undertaken by the master developer to reflect the additional demand as a result of the STRAT10i development
- Specific internal and external layout requirements for each stakeholder to be confirmed and developed at the next stage

## 6.0 Project Team Members and Roles

The preparation and execution of this Feasibility Study has involved a number of client contacts and consultants, each of whom have contributed their own specialisms towards achieving the aims of this study.

Our primary client contacts for this Feasibility Study have been:

### **South Oxfordshire District Council (SODC) – Garden Community and Place Teams**

Role: Client

Responsibilities: To inform the consultant team of the project brief and facilitate the execution of this project

Our consultant team has included the following:

### **Oxford Architects**

Role: Lead Consultant / Architect      Main Contacts: Andrew Brown

Responsibilities: To lead and coordinate the consultant team towards the delivery of a feasibility design document which includes design, stewardship, commercial advice, structural advice and initial cost advice.

### **Stantec**

Role: Structural Engineer      Main Contacts: Bryan Murray

Responsibilities: To undertake existing building surveys and produce a report to advise on expected lifespan and current structural issues across a number of Community buildings.

### **Gleeds**

Role: Quantity Surveyor      Main Contacts: Lee Boorer / Purdey Dhillon

Responsibilities: To produce an outline cost plan for the options(s) presented within this study.

### **MP Consultancy Services Ltd**

Role: Management and Stewardship Modelling      Main Contacts: Mark Patchett

Responsibilities: To recommend a Management and Stewardship model appropriate for the regeneration package in the context of the wider Garden Village, including the day-to-day operation of the community facilities.

### **Berrys**

Role: Commercial Advice      Main Contacts: Cameron Frazer

Responsibilities: To advise on the commercial aspects of the proposals, reviewing options for income generation and running costs.



## Information Gathering





## 7.0 Stakeholder Engagement

Oxford Architects met with the following individuals and groups as part of a stakeholder engagement exercise that took place between November 2022 and March 2023:

- Abbey Woods Academy
- Abingdon Gymnastics
- Berinsfield Football Club
- Berinsfield Parish Council
- Berinsfield Community Association
- Berry Youth Centre
- Berinsfield Health Centre
- Berinsfield Pre-School
- Abbey Sports Centre
- Homes England
- Library
- Oxfordshire County Council
- Soha
- Sovereign Housing Association
- St Mary and St Berin's Church
- The Berin Centre

The topics covered within each engagement session included:

- Existing building (provision / size / layout / location / state of repair / visitor numbers)
- Existing Governance structure (legal structure / building and/or land ownership)
- Future arrangements (definition of community hub / future aspirations)
- Any other comments



## 7.0 Stakeholder Engagement

The tables below summarise stakeholder comments to represent the key messages only. The building survey findings included in the table can be read in full as part of the building survey report appended to this study. Not all buildings were surveyed as this was based on organisations who have previously expressed an interest in being part of the Community Hub.

Recommendations are based on the following:

- Findings from building survey
- Land ownership considerations
- Site constraints
- Remaining lifespan within each building
- Potential ability to meet climate change criteria and be energy efficient
- Suitability to meet current and future needs
- Aspirations to be included within the new Community Hub

Organisation / Building	Date of meeting	Summary of stakeholder comments	Summary of building survey findings (full report appended to document)	Recommendations – Location – Remain / relocate?	Recommendations - Building – Retain and refurbish or new facility?
Soha Housing Association	1 <sup>st</sup> December 2022	<ul style="list-style-type: none"> <li>• Around 1000 Soha homes in Berinsfield</li> <li>• Own various garage sites</li> <li>• No viable regeneration opportunities</li> <li>• Car parking is always an issue</li> <li>• Lots of engagement previously within the village</li> <li>• Keen to integrate new houses with existing stock</li> </ul>	N/A	N/A	N/A
Berinsfield Health Centre	2 <sup>nd</sup> December 2022	<ul style="list-style-type: none"> <li>• Current building does work, but lack of clinical space and share building with Pharmacy</li> <li>• Ownership – NHS Property Services</li> <li>• Existing car parking is for staff only</li> <li>• See Health Centre as key part of a new Community Hub</li> <li>• Village expansion would need Health Centre to expand</li> </ul>	<ul style="list-style-type: none"> <li>• Generally no evidence of structural defects</li> </ul>	Relocate	New facility within the new Community Hub
Oxfordshire County Council	5 <sup>th</sup> December 2022	<ul style="list-style-type: none"> <li>• Create a destination in Berinsfield</li> <li>• OCC have a number of assets in the village</li> <li>• Library is fully occupied</li> <li>• Future building model – happy to share space in a larger Community Hub</li> </ul>	N/A	N/A	N/A



## 7.0 Stakeholder Engagement

Organisation / Building	Date of meeting	Summary of stakeholder comments	Summary of building survey findings (full report appended to document)	Recommendations – Location – Remain / relocate?	Recommendations - Building – Retain and refurbish or new facility?
Berin Centre	5 <sup>th</sup> December 2022	<ul style="list-style-type: none"> <li>Building and land are County Council owned</li> <li>Open 5-6 days a week</li> <li>Building was reclad to ensure it passed its EPC</li> <li>Pay ground rent and agreed a 10-year lease</li> <li>Current status: Charitable Incorporated Organisation (CIO)</li> <li>Have to fundraise</li> <li>Can hire out rooms</li> <li>Running out of room in the building</li> <li>No Café in village currently – looking into this</li> <li>Planning to provide additional room(s)</li> </ul>	<ul style="list-style-type: none"> <li>Generally no evidence of structural defects</li> </ul>	Remain in current location	New facility within the new Community Hub
Abingdon Gymnastics Club	9 <sup>th</sup> December 2022	<ul style="list-style-type: none"> <li>Popular within village and further afield</li> <li>Opportunities to share spaces with others is limited due to the specialist nature of their spaces</li> </ul>	<ul style="list-style-type: none"> <li>No significant defects were noted (roof)</li> <li>Cracking to walls (internally and externally)</li> <li>Hardstanding condition varies with some repairs required</li> </ul>	No plans to be part of the new Community Hub	No plans to be part of the new Community Hub
Homes England	9 <sup>th</sup> December 2022	<ul style="list-style-type: none"> <li>Risk of community fatigue</li> <li>Long term – stewardship is important</li> <li>Clearly explain decisions and why they are made</li> </ul>	N/A	N/A	N/A
Sovereign Housing Association	14 <sup>th</sup> December 2022	<ul style="list-style-type: none"> <li>All properties are located on Abbey Woods Road</li> <li>Another 9 properties around the village</li> <li>Keen to continue the dialogue around expansion to the East and how they can be involved</li> </ul>	N/A	N/A	N/A
Abbey Woods Academy	14 <sup>th</sup> December 2022	<ul style="list-style-type: none"> <li>Have a board of Trustees</li> <li>Two buildings, one is used, the other is not</li> <li>Buildings built in 1950's, in a reasonable condition</li> <li>Aim is to engage with the whole family</li> </ul>	N/A	No plans to be part of the new Community Hub	No plans to be part of the new Community Hub
GLL (Abbey Sports Centre)	9 <sup>th</sup> January 2023	<ul style="list-style-type: none"> <li>A not for profit charitable social enterprise who run the facility on behalf of SODC</li> <li>Ongoing refurbishment works in 2023 (Hall floor, wet changing rooms)</li> <li>Studio space would be great</li> <li>Good location for community and people who travel</li> <li>Existing building doesn't support the climate emergency plan</li> <li>Building needs long term investment</li> </ul>	<ul style="list-style-type: none"> <li>No obvious signs of structural issues</li> <li>Damp issues on north-east corner</li> <li>Sports Hall sheet vinyl is bubbling</li> <li>Hardstanding's are in a good condition</li> </ul>	Remain	Retain and refurbish

## 7.0 Stakeholder Engagement

Organisation / Building	Date of meeting	Summary of stakeholder comments	Summary of building survey findings	Recommendations – Location – Remain / relocate?	Recommendations - Building – Retain and refurbish or new facility?
Berinsfield Community Association	10 <sup>th</sup> January 2023	<ul style="list-style-type: none"> <li>Built in 1970's / 1980's</li> <li>Numbers have slowly been declining, due to impact of Covid-19.</li> <li>Very happy with location</li> <li>Want to change the perception and increase numbers</li> <li>Grant works (WC refurb) taking place in 2023</li> <li>Current utility bills are high</li> </ul>	<ul style="list-style-type: none"> <li>Roof – unable to gain access</li> <li>Walls – Fair condition, some damage due to vandalism</li> <li>Floor – Fair condition</li> <li>Foundations – Unable to view</li> <li>Hardstandings – poor quality</li> </ul>	Remain in current location	New facility within the new Community Hub
Football Club (Pavilion)	10 <sup>th</sup> January 2023	<ul style="list-style-type: none"> <li>Pavilion is approximately 25 years old</li> <li>Perimeter fence to keep the car park secure</li> <li>Goals are stored outside, ideally would like a secure internal space</li> <li>Facilities are ok for kids teams, but adult teams need barriers and floodlights</li> </ul>	<ul style="list-style-type: none"> <li>Generally no evidence of structural defects</li> </ul>	Remain in current location	Retain and refurbish
Berinsfield Library	17 <sup>th</sup> January 2023	<ul style="list-style-type: none"> <li>Too small now, and not very welcoming</li> <li>Need a building over double its current size</li> <li>Good location, need to be close to high footfall</li> <li>Not very energy efficient</li> </ul>	<ul style="list-style-type: none"> <li>Roof - No obvious signs of deterioration</li> <li>Walls - No obvious signs of deterioration</li> </ul>	Remain in current location	New facility within the new Community Hub
Berry Youth Centre	18 <sup>th</sup> January 2023	<ul style="list-style-type: none"> <li>Caters for ages 8 – 18</li> <li>Currently no outdoor space</li> <li>Aspirations to be a charity</li> <li>Having dedicated spaces is very important</li> <li>Would like to remain in the central area</li> </ul>	<ul style="list-style-type: none"> <li>Roof – No obvious signs of deterioration</li> <li>Walls – No major evidence of deterioration</li> <li>First Floor – Balcony has undulations, which could be a sign of moisture ingress</li> </ul>	Remain in current location	New facility within the new Community Hub
Berinsfield Parish Council	25 <sup>th</sup> January 2023	<ul style="list-style-type: none"> <li>Currently have no dedicated building</li> <li>Mixed appetite for own building</li> <li>Need space provision for meeting hall, storage, office. These could be shared.</li> <li>Governance will be a challenge</li> </ul>	N/A	N/A	N/A
St. Mary and St. Berin Church	30 <sup>th</sup> January 2023	<ul style="list-style-type: none"> <li>Existing building has been added to over time and has recently been renovated</li> <li>Would use spaces within the new Community Hub, but would not relocate main building</li> </ul>	N/A	No plans to be part of the new Community Hub	No plans to be part of the new Community Hub
Berinsfield Pre-School	13 <sup>th</sup> March 2023	<ul style="list-style-type: none"> <li>Current building built in 2011</li> <li>Their building and garden space suits them well at the moment</li> <li>Would like to stay where they are, because it is close to the school</li> </ul>	N/A	No plans to be part of the new Community Hub	No plans to be part of the new Community Hub



## 8.0 Existing Building Condition Surveys

To accompany the stakeholder engagement, Stantec have prepared a Visual Structural Inspection Report which focuses on a number of the key community buildings within Berinsfield. Buildings within the report are based on organisations who have previously expressed an interest in being part of a community hub.

Existing Buildings covered within the Report include:

- Abbey Sports Centre
- Abingdon Gymnastics Club
- Berinsfield Community Association
- Berinsfield Health Centre
- Berry Youth Centre
- Library
- Pavilion
- Scout Hut
- Berin Centre

The report focused on the following aspects of each building:

- Roof structure
- Walls
- 1<sup>st</sup> Floor
- Ground Floor
- Foundations
- Hardstanding

The key findings are summarised in the table in Chapter 7 and a full copy of the report can be found appended to this document.

Visual Structural Inspection  
Berinsfield Garden Village Community Facilities



### 4 Berinsfield Community Association

Also referred to as Berinsfield Social Club, the property is located to the North of the Abbey Sports Centre and to the east of the library.

We understand that the original building was subjected to small extensions and modifications to the games room and wc's.

Limited record drawings were provided during the inspection which revealed that the building was constructed in 1972 system. (Terrapin entered into administrative modular system that is manufactured off site).

Discussions with members of the Berinsfield Community Association originally designed to support first floor access have reviewed do not provide sufficient information.

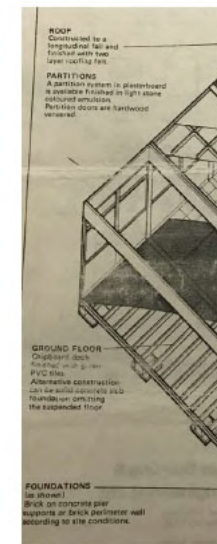


Figure 4 – Isometric sketch of Terrapin Mark 72

J:\330510864 Berinsfield GV community facilities\06 - Structures\03 - Reports\230227 - Visual Structural Inspection Report.docx

Visual Structural Inspection  
Berinsfield Garden Village Community Facilities



Northern elevation and entrance



Southern elevation



Entrance lobby

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## Developing the Options





## 9.0 Definition of Berinsfield Community Hub

Following extensive stakeholder engagement, the feedback and consensus from the stakeholders was to define the new Community Hub as:

*‘A collection of community focused buildings around a central public square’*

The advantages of creating a collection of buildings includes:

- Smaller buildings reflect the size and scale of the neighbouring buildings
- A cluster of buildings will frame the public open space, placing emphasis on quality urban realm and soft landscaping
- The potential to share spaces could lead to efficiencies in building size and proposed uses
- Co-locating uses in smaller spaces enables management of sensitivities and safeguarding requirements of some groups





## 10.0 Location of Community Hub

The definition of the Community Hub has led us to two key questions:

1. Where should the Community Hub be located?
2. Are there opportunities for village wide small interventions?

Stakeholder engagement feedback suggested that previous engagement processes had failed to deliver on the feedback and promises made. Our study has therefore aimed to identify small pockets of regeneration (quick wins) which could be quicker to deliver for the village and be complimentary to delivery of the Community Hub development.

This study:

- Identifies the preferred location for the new community hub
- Explores possible stakeholder inclusion within the new community Hub
- Explores options for potential layout, massing etc
- Explores smaller interventions across the Village in direct response to the brief/stakeholder comments which included looking for quick wins and meaningful change in the short/medium term.

In order to define the location of the Community Hub, we have considered the following key drivers:

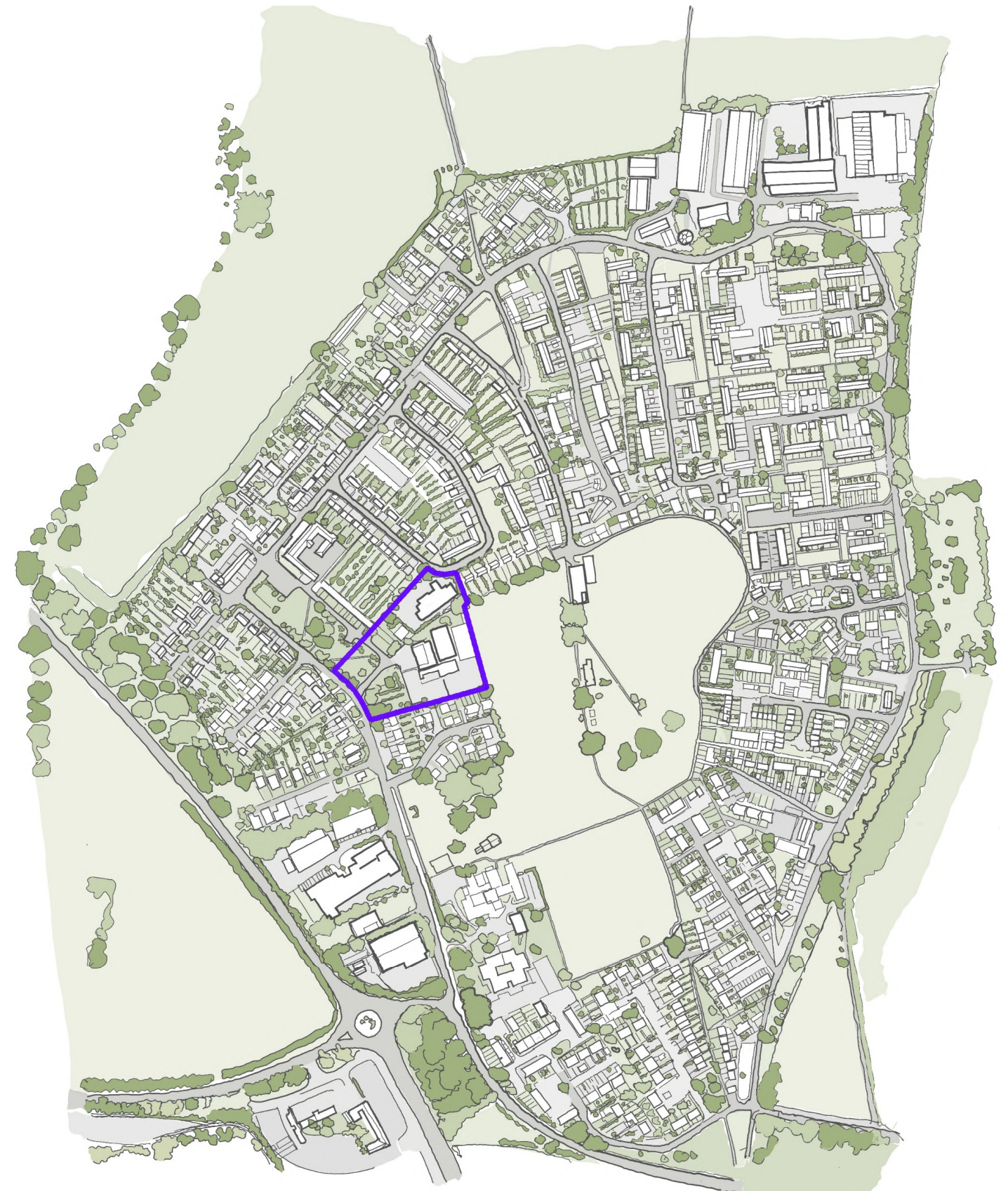
- Ownership and the existing uses
- Condition of existing buildings
- Retention of Abbey Sports Centre
- Central location – relative to the Village now, and strategically well located for future village expansion
- Connection to well established green spaces

### How have we arrived at the spatial requirements?

For the purposes of this study, we have derived the existing building sizes from information gathered and visual surveys. Proposed space requirements have allowed for a percentage uplift based on feedback and/or projected increase in footfall due to future change in the village. Further consideration will need to be given to the specific requirements of Policy STRAT10i.

### Provision of External Spaces

This study has identified stakeholders who require dedicated external spaces and this has been incorporated into the proposed Hub options. In all other instances, stakeholders will have the use of high quality, flexible external spaces located centrally within the Hub.



Proposed location of new Community Hub (highlighted in blue)



## 11.0 Benefits of the Community Hub

Through the creation of the new Berinsfield Community Hub, the intention is that this offers a number of key benefits to stakeholders, community groups, the Parish Council, the residents of Berinsfield and visitors from further afield. Potential benefits that the new Community Hub could offer the village of Berinsfield include:

- **Establish a community focal point**

This is achieved through four keys interventions:

- 1 - Renewing buildings which are at the end of their lifespan
- 2 - Relocating the Health Centre into the Community Hub
- 3 - Relocating car parking to the periphery and placing greater emphasis on active travel and other modes of transport
- 4 - Delivering attractive and well-designed places, creating a location that people want to visit and use

- **Develop working links and unified management structure**

A community is stronger when it's together and the creation of the Community Hub will represent this strength in physical form.

- **Commercial income generation**

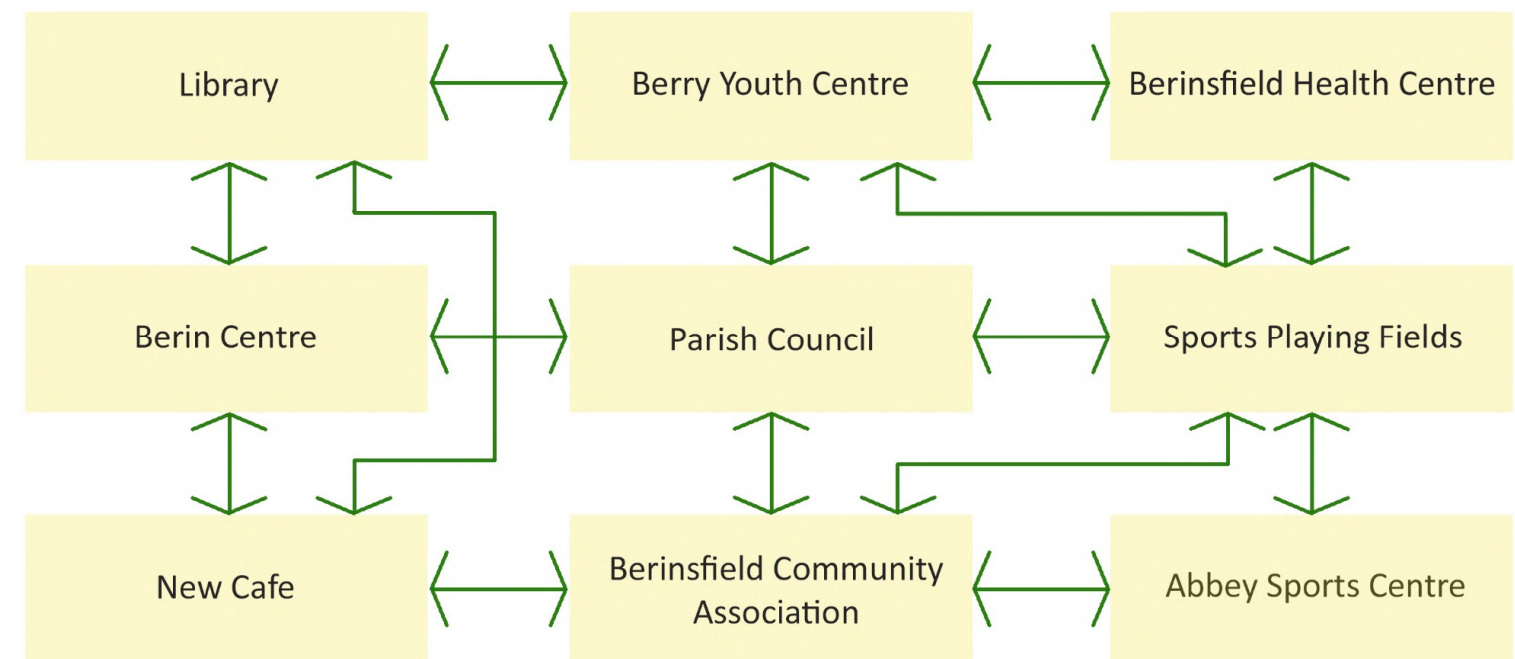
The uses within the Community Hub should have the ability to generate income and self-sustain through providing a diverse range of spaces and services.

- **Sharing spaces and running costs**

The ability to share facilities within the buildings will offer efficiencies in overall size and annual running costs. It is anticipated that this approach will reduce the occupational lifetime costs. The identification of operational savings will be defined at the next project stage.

- **Delivering sustainable and energy efficient exemplar buildings**

Community buildings should integrate green credentials and sustainable technologies at the heart of their concept.



Flow diagram indicating how community relationships could grow within the new Hub



## 12.0 Existing Plan



- 1. Berinsfield Community Association
- 2. Library
- 3. Abbey Sports Centre
- 4. Berin Centre
- 5. Car Park



## 13.0 Concept Plan

Key principles taking account of stakeholder feedback, surveys and data gathering:

- Retain Abbey Sports Centre building
  - Increase space by extending into Berry Youth Centre
  - Propose thermal upgrade works to the external fabric (floor/walls/roof)
- Demolish:
  - Berinsfield Community Association (poor state of repair, short lifespan)
  - Library (poor state of repair, short lifespan)
  - Berin Centre (short lifespan)
- Relocate the Youth Centre
- Introduce a new Café
- Introduce new Health Centre (including Pharmacy) into the Community Hub area
- New vehicle access and remodelled existing car parking to the south of the site
- Place pedestrians and public space at the heart of the new Hub
- Improved connectivity through new mobility hub / bus stop / coach parking
- Place cars and vehicle movements at the periphery (for example by utilising the existing car park to the north of Green Furlong (next to the Church))
- New buildings 'frame' the public space and complement rather than dominate
- Soft landscaping extends into the new Hub and connects to open spaces to the south-east and north-west

Through establishing these key principles, we have developed three options for how the new Community Hub buildings could be located and inter-relate.





## 14.0 Community Hub – Option 1





## 14.0 Community Hub – Option 1

### Berinsfield - Schedule of Accommodation

#### WORKS PACKAGE 1 - COMMUNITY HUB (OPTION 1)

##### Building 1 (Three Storey Building)

Community Group	Internal			External - Dedicated						
	Approx. existing internal area (sqm)	Allow for % increase	Approx. proposed internal area (sqm)	Proposed Ground Floor Area (sqm)	Proposed First Floor Area (sqm)	Proposed Second Floor Area (sqm)	Approx. existing external area* (sqm)	Allow for % increase	Approx. proposed external area (sqm)	
Health Centre (including Pharmacy)	500	143	1350	450	450	450		0		0
Library	125	200	250	250				25		0
Youth Centre	300	160	500		250	250		0		0
Shared Facilities	N/A	N/A	180	60	60	60	N/A			N/A
Total			2280	760	760	760				0

##### Building 2 (Two Storey Building)

Community Group	Internal			External - Dedicated						
	Approx. existing internal area (sqm)	Allow for % increase	Approx. proposed internal area (sqm)	Proposed Ground Floor Area (sqm)	Proposed First Floor Area (sqm)	Proposed Second Floor Area (sqm)	Approx. existing external area* (sqm)	Allow for % increase	Approx. proposed external area (sqm)	
Berinsfield Community Association	920		1360	630	730			240		250
Berlin Centre	250	70	400	200	200			635	0	0
Café	N/A	N/A	100	100	0			N/A		260
Shared Facilities	N/A	N/A	150	75	75			N/A		N/A
Total			2010	1005	1005					510

##### Building 3 - Abbey Sports Centre (Single Storey)

Community Group	Approx. existing internal area (sqm)
Abbey Sports Centre	2000
Specification:	Refurb internal areas
	Upgrade external fabric
	New PV panels (say 200 sqm)
	New ASHP system
	New canopy (say 10 sqm)
	New MUGA (20.0m x 35.0m)

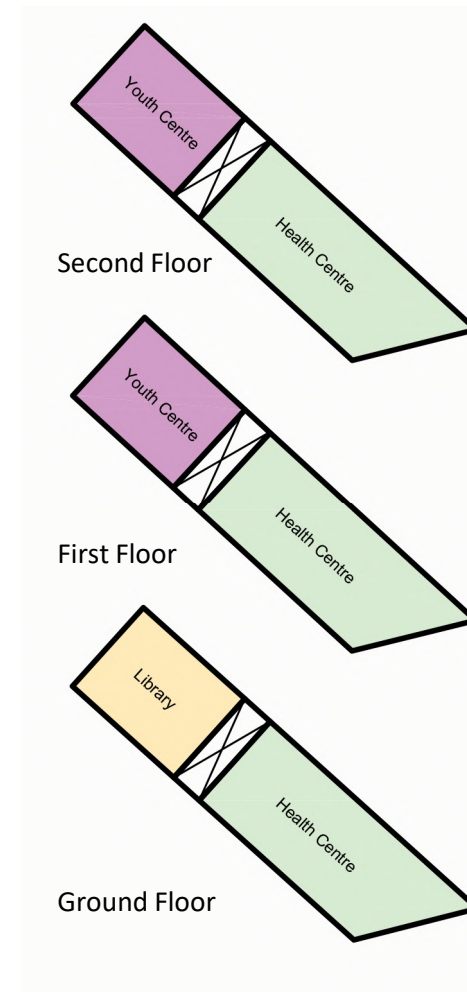
##### Landscape Works

	Area (sqm)
Soft landscaping (grass / Hedges / shrubs)	1240 sqm
Hard Landscaping (quality block finish)	3700 sqm
New Tree Planting	Allow for 20 new trees
Access Road and Car Park	1650 sqm
Childrens Play Area	100 sqm
New external lighting - Allow for LED bollard lighting - Allow for 20 no.	
New external lighting - Allow for LED column lighting - Allow for 10 no.	

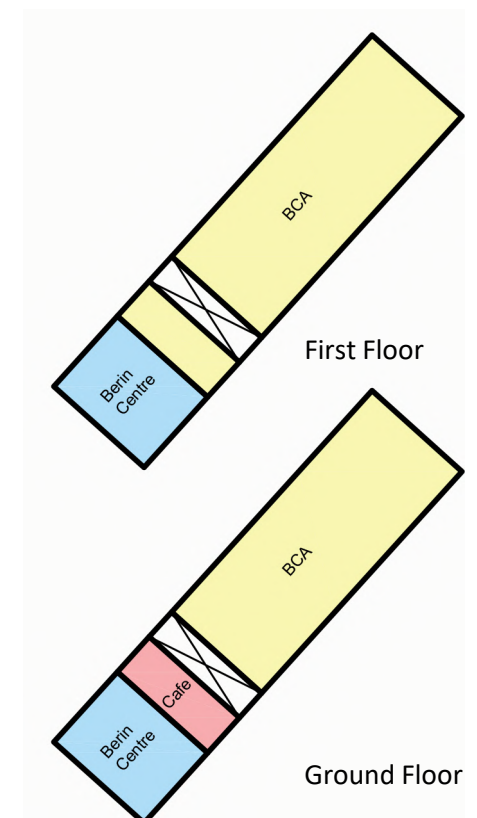
#### Note:

Stakeholders have outlined their current and future spatial requirements which have been used to inform the three options.

The proposed internal areas are based on meeting the need for the Community now, and for possible future expansion. A detailed review would be required to ensure that future provision associated with the STRAT10i site allocation would be met.



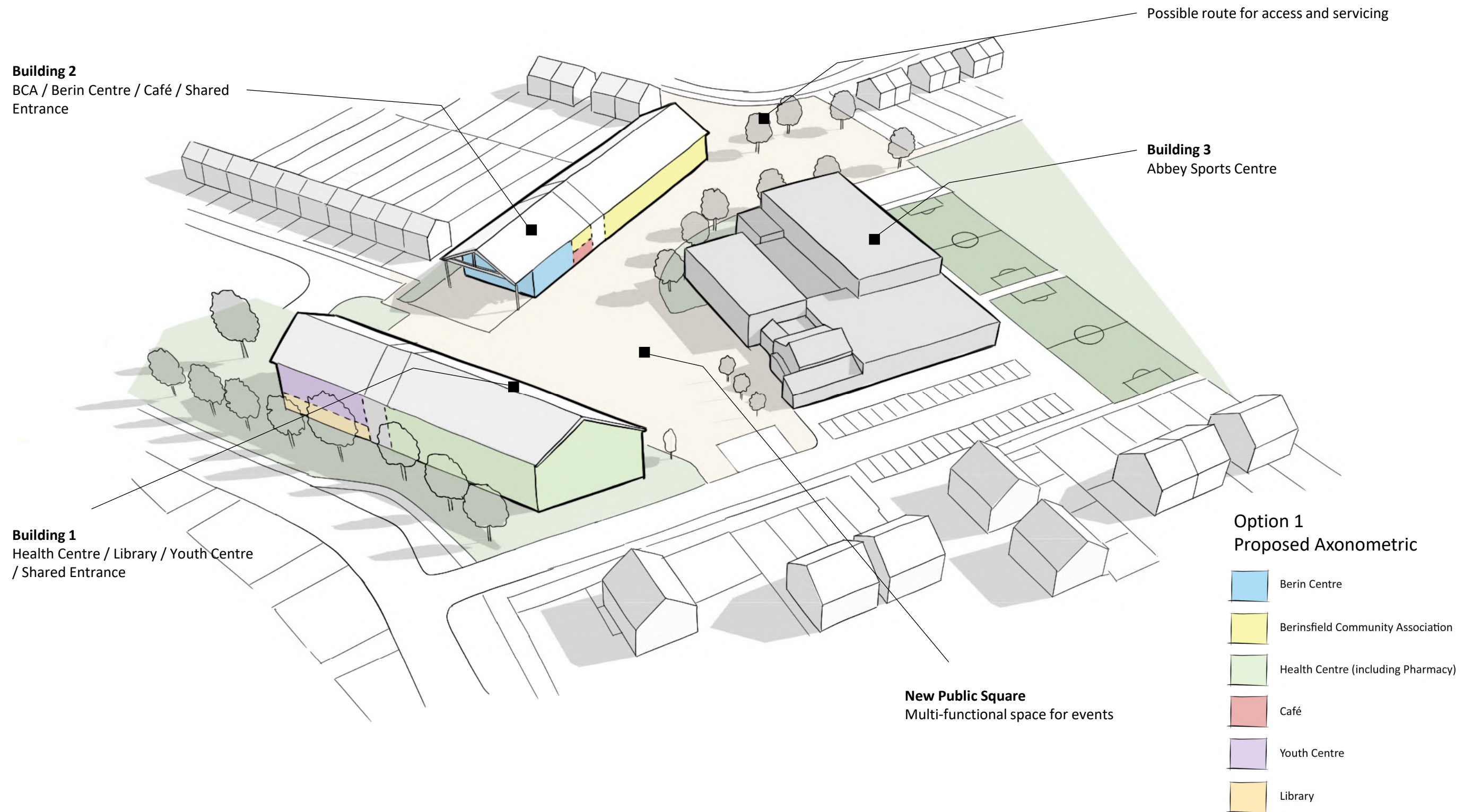
Building 1



Building 2



## 14.0 Community Hub – Option 1





## 14.0 Community Hub – Option 1





## 14.0 Community Hub – Option 1

### Berinsfield GV CF Feasibility Study

#### Works Package 1 - Community Hub \_ Option 1

Item	Element	Sub-Element	Q	unit	£	Sub-element £
<b>Building 1</b>						
1.0		Demolish existing Berinsfield Community Association	920	m2	£184,000	
2.0		Demolish/removal of existing hard landscaping	25	m2	£2,500	
3.0		New build;	2,280	m2	£7,182,000	
4.0		Health Centre (including Pharmacy)	1,350	m2	incl above	
4.0		Library	250	m2	incl above	
5.0		Youth Centre	500	m2	incl above	
6.0		Shared Facilities	180	m2	incl above	
7.0		Allowance for new hard and soft landscaping	-	m2	£0	£7,368,500
<b>Building 2</b>						
1.0		Demolish existing Library	125	m2	£25,000	
2.0		Demolish existing Berin Centre	250	m2	£50,000	
3.0		Demolish/removal of existing hard and soft landscaping	875	m2	£87,500	
4.0		New build;	2,010	m2	£6,030,000	
5.0		Berinsfield Community Association	1,360	m2	incl above	
6.0		Berin Centre	400	m2	incl above	
7.0		Café	100	m2	incl above	
8.0		Shared Facilities	150	m2	incl above	
9.0		Allowance for new hard and soft landscaping	510	m2	£63,750	£6,256,250.00
<b>* Building 3</b>						
1.0		Retain; Abbey Sports Centre; Full refurbishment	2,000	m2	£1,000,000	
2.0		Upgrade external fabric (perim)	190	m	£285,000	
3.0		New PV panels (say 200 sqm)	200	m2	£110,000	
4.0		New ASHP system	1	item	£150,000	
5.0		New canopy (say 10 sqm)	1	item	£25,000	
6.0		New MUGA	1	item	£115,000	
7.0		Sports Enhancements: Allowance for new floodlights and railing to football pitches	1	item	£50,000	£1,735,000.00
<b>Landscape Works</b>						
1.0		Soft Landscaping	1,240	m2	£744,000	
2.0		Access Road and Car Park	1,650	m2	£577,500	
3.0		Hard Landscaping, block finish	3,700	m2	£2,220,000	
4.0		New Tree Planting, say 20 number new trees	20	nr	£10,000	
5.0		Allowance for street furniture	1	item	£40,000	
6.0		New external lighting - Allow for LED bollard lighting	30	nr	£9,000	
7.0		Childrens Play Area	100	m2	£5,000	£3,605,500.00
					<b>£18,965,250.00</b>	<b>£18,965,250.00</b>

Element		Option 1	Option 2	Option 3
Building 1		£ 7,368,500	£ 9,610,750	£ 7,325,000
Building 2		£ 6,256,250	£ 5,084,750	£ 8,319,000
* Building 3		£ 1,735,000	£ 1,735,000	£ 1,735,000
Landscape Works		£ 3,605,500	£ 3,605,500	£ 3,605,500
<b>Sub-total</b>		<b>£ 18,965,250</b>	<b>£ 20,036,000</b>	<b>£ 20,984,500</b>
Professional Fees	18%	£ 3,413,745	£ 3,606,480	£ 3,777,210
Risk & contingency	20%	£ 4,475,799	£ 4,728,496	£ 4,952,342
Inflation (Excl)	0%	£ -	£ -	£ -
VAT	20%	£ 5,370,959	£ 5,674,195	£ 5,942,810
<b>TOTAL</b>		<b>£ 32,225,753</b>	<b>£ 34,045,171</b>	<b>£ 35,656,862</b>

\* SODC is already undertaking works to refurbish areas of the Centre.

Note: A full Cost Plan is appended to this document  
Mobility Hub costs have been excluded



## 14.0 Community Hub – Option 1

### Option 1 feedback from stakeholders and the local community





## 15.0 Community Hub – Option 2





## 15.0 Community Hub – Option 2

### Berinsfield - Schedule of Accommodation

#### WORKS PACKAGE 1 - COMMUNITY HUB (OPTION 2)

##### Building 1 (Three Storey Building)

Community Group	Internal			External - Dedicated					
	Approx. existing internal area (sqm)	Allow for % increase	Approx. proposed internal area (sqm)	Proposed Ground Floor Area (sqm)	Proposed First Floor Area (sqm)	Proposed Second Floor Area (sqm)	Approx. existing external area* (sqm)	Allow for % increase	Approx. proposed external area (sqm)
Berinsfield Community Association	920	52	1440	480	480	480	240		0
Health Centre (including Pharmacy)	500	143	1215	405	405	405	0		0
Shared Facilities	N/A	N/A	330	110	110	110	N/A		N/A
Total			2985	995	995	995			0

##### Building 2 (Two Storey Building)

Community Group	Internal			External - Dedicated					
	Approx. existing internal area (sqm)	Allow for % increase	Approx. proposed internal area (sqm)	Proposed Ground Floor Area (sqm)	Proposed First Floor Area (sqm)	Proposed Second Floor Area (sqm)	Approx. existing external area* (sqm)	Allow for % increase	Approx. proposed external area (sqm)
Berlin Centre	250	70	425	212	212		635	10	700
Library	125	200	300	300	0		25		160
Café	N/A	N/A	140	140	0		N/A		260
Youth Centre	300		440	0	440		0		0
Shared Facilities	N/A	N/A	220	110	110		N/A		N/A
Total			1525	762	762				1120

##### Building 3 - Abbey Sports Centre (Single Storey)

Community Group	Approx. existing internal area (sqm)
Abbey Sports Centre	2000
Specification:	Refurb internal areas
	Upgrade external fabric
	New PV panels (say 200 sqm)
	New ASHP system
	New canopy (say 10 sqm)
	New MUGA (20.0m x 35.0m)

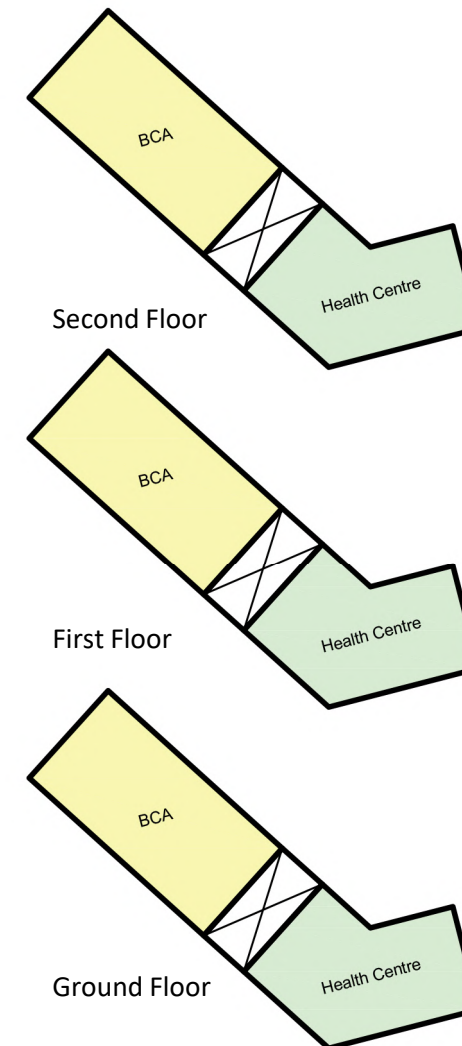
##### Landscape Works

	Area (sqm)
Soft landscaping (grass / Hedges / shrubs)	1240 sqm
Hard Landscaping (quality block finish)	3700 sqm
New Tree Planting	Allow for 20 new trees
Access Road and Car Park	1650 sqm
Childrens Play Area	100 sqm
New external lighting - Allow for LED bollard lighting - Allow for 20 no.	
New external lighting - Allow for LED column lighting - Allow for 10 no.	

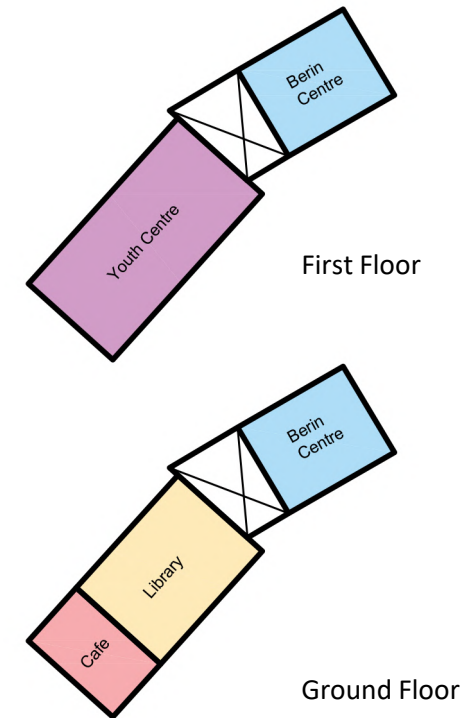
#### Note:

Stakeholders have outlined their current and future spatial requirements which have been used to inform the three options.

The proposed internal areas are based on meeting the need for the Community now, and for possible future expansion. A detailed review would be required to ensure that future provision associated with the STRAT10i site allocation would be met.



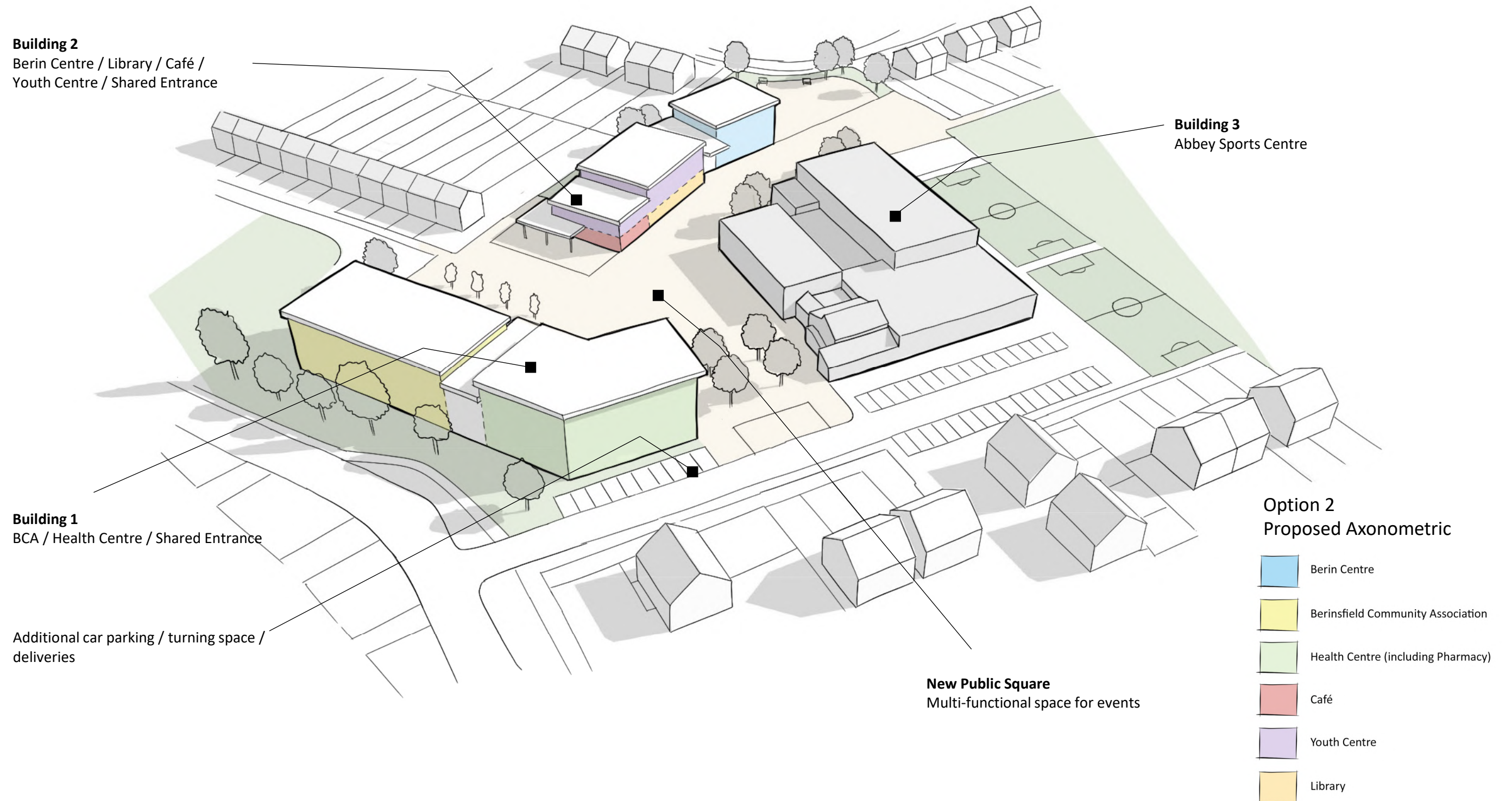
Building 1



Building 2

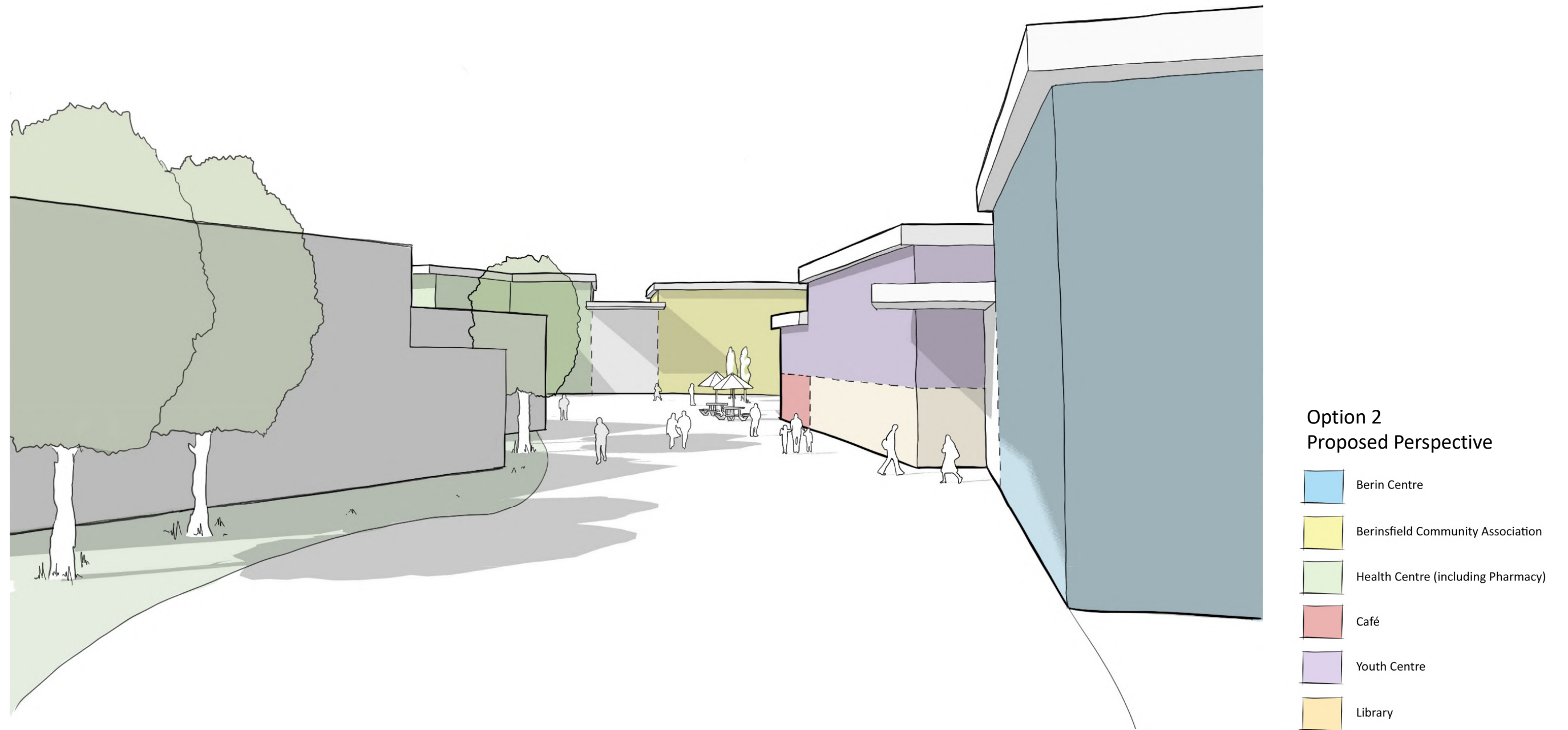


## 15.0 Community Hub – Option 2





## 15.0 Community Hub – Option 2





## 15.0 Community Hub – Option 2

### Berinsfield GV CF Feasibility Study

#### Works Package 2 - Community Hub \_ Option 2

Item	Element	Sub-Element	Q	unit	£	Sub-element £
<b>Building 1</b>						
1.0	Demolish existing Berinsfield Community Association		920	m2	£184,000	
2.0	Demolish/removal of existing hard landscaping		240	m2	£24,000	
3.0	New build;		2,985	m2	£9,402,750	
4.0	Berinsfield Community Association		1,440	m2	incl above	
5.0	Health Centre (including Pharmacy)		1,215	m2	incl above	
6.0	Shared Facilities		330	m2	incl above	
7.0	Allowance for new hard and soft landscaping		-	m2	£0	£9,610,750
<b>Building 2</b>						
1.0	Demolish existing Library		125	m2	£25,000	
2.0	Demolish existing Berin Centre		250	m2	£50,000	
3.0	Demolish/removal of existing hard and soft landscaping		660	m2	£66,000	
4.0	New build;		1,525	m2	£4,803,750	
5.0	Berin Centre		425	m2	incl above	
6.0	Library		300	m2	incl above	
7.0	Café		140	m2	incl above	
8.0	Youth Centre		440	m2	incl above	
	Shared Facilities		220	m2	incl above	
9.0	Allowance for new hard and soft landscaping		1,120	m2	£140,000	£5,084,750
<b>* Building 3</b>						
1.0	Retain; Abbey Sports Centre; Full refurbishment		2,000	m2	£1,000,000	
2.0	Upgrade external fabric (perim)		190	m	£285,000	
3.0	New PV panels (say 200 sqm)		200	m2	£110,000	
4.0	New ASHP system		1	item	£150,000	
5.0	New canopy (say 10 sqm)		1	item	£25,000	
6.0	New MUGA		1	item	£115,000	
7.0	Sports Enhancements: Allowance for new floodlights and railing to football pitches		1	item	£50,000	£1,735,000
<b>Landscape Works</b>						
1.0	Soft Landscaping		1,240	m2	£744,000	
2.0	Access Road and Car Park		1,650	m2	£577,500	
3.0	Hard Landscaping, block finish		3,700	m2	£2,220,000	
4.0	New Tree Planting, say 20 number new trees		20	nr	£10,000	
5.0	Allowance for street furniture		1	item	£40,000	
6.0	New external lighting - Allow for LED bollard lighting		30	nr	£9,000	
7.0	Childrens Play Area		100	m2	£5,000	£3,605,500
					<b>£20,036,000</b>	<b>£20,036,000</b>

Element		Option 1	Option 2	Option 3
Building 1	£	7,368,500	£ 9,610,750	£ 7,325,000
Building 2	£	6,256,250	£ 5,084,750	£ 8,319,000
* Building 3	£	1,735,000	£ 1,735,000	£ 1,735,000
Landscape Works	£	3,605,500	£ 3,605,500	£ 3,605,500
<b>Sub-total</b>	<b>£</b>	<b>18,965,250</b>	<b>£ 20,036,000</b>	<b>£ 20,984,500</b>
Professional Fees	18% £	3,413,745	£ 3,606,480	£ 3,777,210
Risk & contingency	20% £	4,475,799	£ 4,728,496	£ 4,952,342
Inflation (Excl)	0% £	-	£ -	£ -
VAT	20% £	5,370,959	£ 5,674,195	£ 5,942,810
<b>TOTAL</b>	<b>£</b>	<b>32,225,753</b>	<b>£ 34,045,171</b>	<b>£ 35,656,862</b>

\* SODC is already undertaking works to refurbish areas of the Centre.

Note: A full Cost Plan is appended to this document  
Mobility Hub costs have been excluded



## 15.0 Community Hub – Option 2

### Option 2 feedback from stakeholders and the local community





## 16.0 Community Hub – Option 3





## 16.0 Community Hub – Option 3

### Berinsfield - Schedule of Accommodation

#### WORKS PACKAGE 1 - COMMUNITY HUB (OPTION 3)

##### Building 1 (Two Storey Building)

Community Group	Internal			External - Dedicated				
	Approx. existing internal area (sqm)	Allow for % increase	Approx. proposed internal area (sqm)	Proposed Ground Floor Area (sqm)	Proposed First Floor Area (sqm)	Approx. existing external area* (sqm)	Allow for % increase	Approx. proposed external area (sqm)
Berinsfield Community Association	920	52	1400	575	825	240		0
Library	125	100	250	250		45		0
Youth Centre	300	33	400	200	200	0		0
Shared Facilities	N/A	N/A	200	100	100	N/A		N/A
Total			2250	1125	1125			0

##### Building 2 (Two Storey Building)

Community Group	Internal			External - Dedicated				
	Approx. existing internal area (sqm)	Allow for % increase	Approx. proposed internal area (sqm)	Proposed Ground Floor Area (sqm)	Proposed First Floor Area (sqm)	Approx. existing external area* (sqm)	Allow for % increase	Approx. proposed external area (sqm)
Health Centre (including Pharmacy)	500	260	1800	900	900	0	0	0
Berlin Centre	250	70	425	212	212	635	10	700
Café	N/A	N/A	240	120	120	N/A		340
Shared Facilities	N/A	N/A	140	70	70	N/A		N/A
Total			2605	1302	1302			1040

##### Building 3 - Abbey Sports Centre (Single Storey)

Community Group	Approx. existing internal area (sqm)
Abbey Sports Centre	2000
Specification:	Refurb internal areas
	Upgrade external fabric
	New PV panels (say 200 sqm)
	New ASHP system
	New canopy (say 10 sqm)
	New MUGA (20.0m x 35.0m)

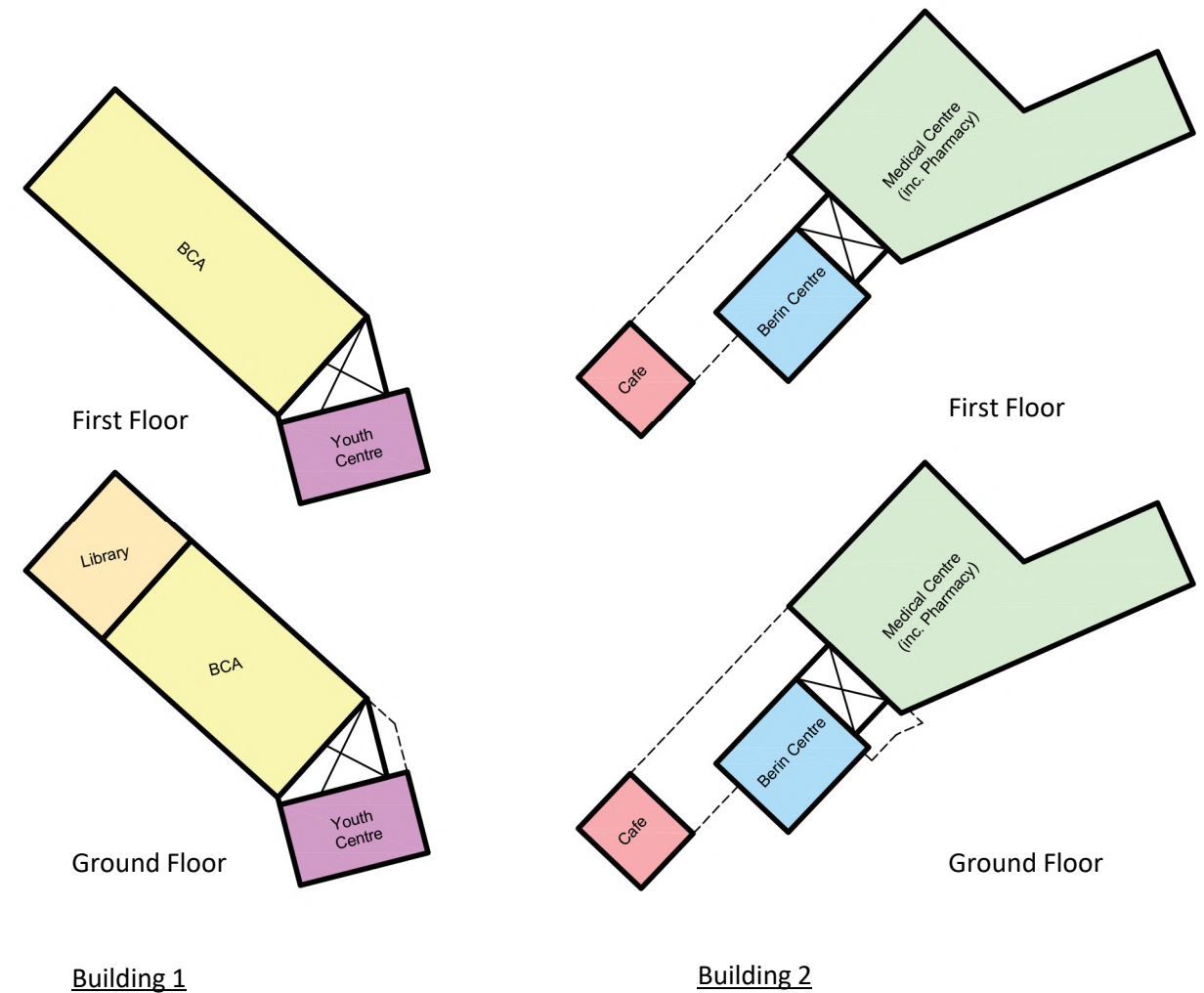
##### Landscape Works

	Area (sqm)
Soft landscaping (grass / Hedges / shrubs)	1240 sqm
Hard Landscaping (quality block finish)	3700 sqm
New Tree Planting	Allow for 20 new trees
Access Road and Car Park	1650 sqm
Childrens Play Area	100 sqm
New external lighting - Allow for LED bollard lighting - Allow for 20 no.	
New external lighting - Allow for LED column lighting - Allow for 10 no.	

#### Note:

Stakeholders have outlined their current and future spatial requirements which have been used to inform the three options.

The proposed internal areas are based on meeting the need for the Community now, and for possible future expansion. A detailed review would be required to ensure that future provision associated with the STRAT10i site allocation would be met.



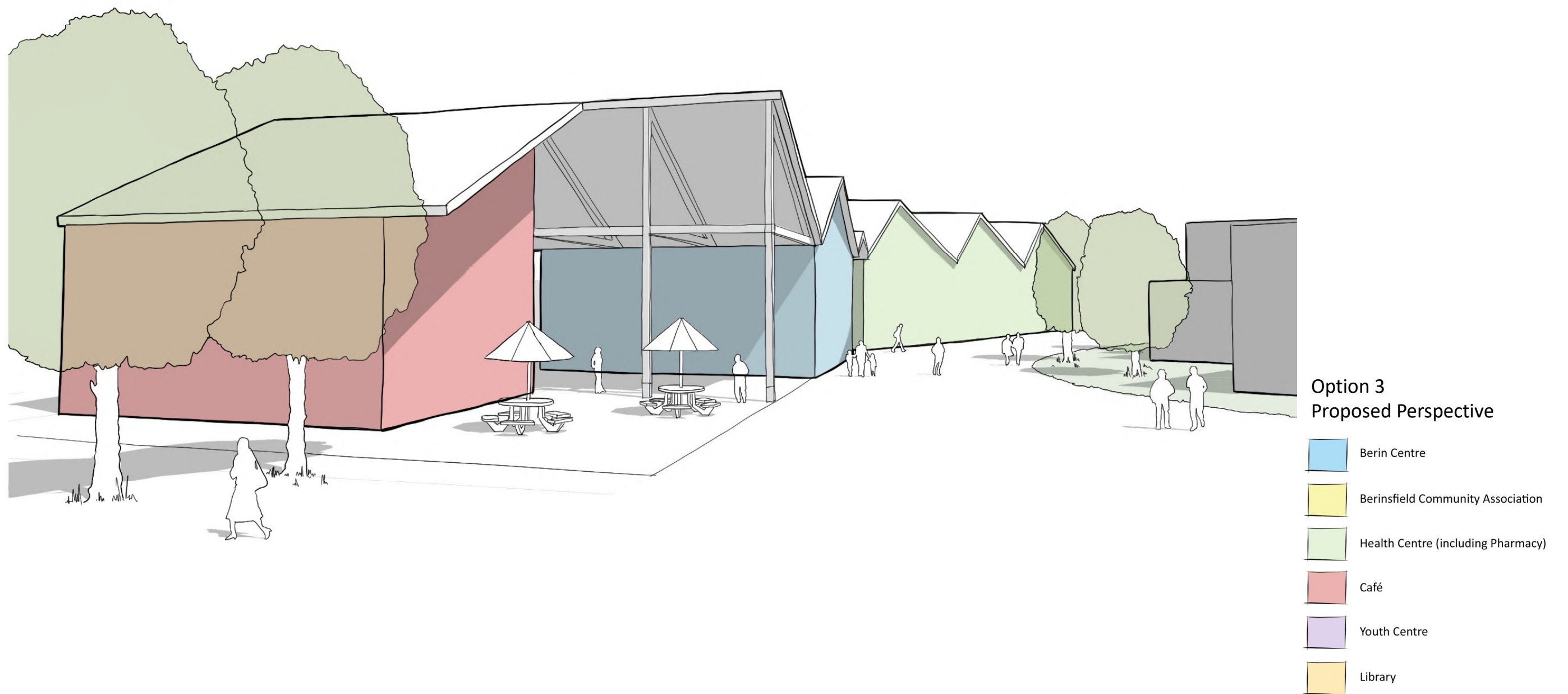


## 16.0 Community Hub – Option 3





## 16.0 Community Hub – Option 3





## 16.0 Community Hub – Option 3

### Berinsfield GV CF Feasibility Study

#### Works Package 1 - Community Hub \_ Option 3

Item	Element	Sub-Element	Q	unit	£	Sub-element £
<b>Building 1</b>						
1.0		Demolish existing Berinsfield Community Association	920	m2	£184,000	
2.0		Demolish existing Library	125	m2	£25,000	
3.0		Demolish/removal of existing hard landscaping	285	m2	£28,500	
4.0		New build;	2,250	m2	£7,087,500	
5.0		Health Centre (including Pharmacy)	1,400	m2	incl above	
6.0		Library	250	m2	incl above	
7.0		Youth Centre	400	m2	incl above	
8.0		Shared Facilities	200	m2	incl above	
9.0		Allowance for new hard and soft landscaping	-	m2	£0	£7,325,000
<b>Building 2</b>						
1.0		Demolish existing Berin Centre	250	m2	£50,000	
2.0		Demolish/removal of existing hard and soft landscaping	635	m2	£63,500	
3.0		New build;	2,605	m2	£8,075,500	
4.0		Health Centre (including Pharmacy)	1,800	m2	incl above	
5.0		Berin Centre	425	m2	incl above	
6.0		Café	240	m2	incl above	
7.0		Shared Facilities	140	m2	incl above	
8.0		Allowance for new hard and soft landscaping	1,040	m2	£130,000	£8,319,000
<b>* Building 3</b>						
1.0		Retain; Abbey Sports Centre; Full refurbishment	2,000	m2	£1,000,000	
2.0		Upgrade external fabric (perim)	190	m	£285,000	
3.0		New PV panels (say 200 sqm)	200	m2	£110,000	
4.0		New ASHP system	1	item	£150,000	
5.0		New canopy (say 10 sqm)	1	item	£25,000	
6.0		New MUGA	1	item	£115,000	
7.0		Sports Enhancements: Allowance for new floodlights and railing to football pitches	1	item	£50,000	£1,735,000
<b>Landscape Works</b>						
1.0		Soft Landscaping	1,240	m2	£744,000	
2.0		Access Road and Car Park	1,650	m2	£577,500	
3.0		Hard Landscaping, block finish	3,700	m2	£2,220,000	
4.0		New Tree Planting, say 20 number new trees	20	nr	£10,000	
5.0		Allowance for street furniture	1	item	£40,000	
6.0		New external lighting - Allow for LED bollard lighting	30	nr	£9,000	
7.0		Childrens Play Area	100	m2	£5,000	£3,605,500
					<b>£20,984,500</b>	<b>£20,984,500</b>

Element		Option 1	Option 2	Option 3
Building 1	£	7,368,500	£ 9,610,750	£ 7,325,000
Building 2	£	6,256,250	£ 5,084,750	£ 8,319,000
* Building 3	£	1,735,000	£ 1,735,000	£ 1,735,000
Landscape Works	£	3,605,500	£ 3,605,500	£ 3,605,500
<b>Sub-total</b>	<b>£</b>	<b>18,965,250</b>	<b>£ 20,036,000</b>	<b>£ 20,984,500</b>
Professional Fees	18% £	3,413,745	£ 3,606,480	£ 3,777,210
Risk & contingency	20% £	4,475,799	£ 4,728,496	£ 4,952,342
Inflation (Excl)	0% £	-	£ -	£ -
VAT	20% £	5,370,959	£ 5,674,195	£ 5,942,810
<b>TOTAL</b>	<b>£</b>	<b>32,225,753</b>	<b>£ 34,045,171</b>	<b>£ 35,656,862</b>

\* SODC is already undertaking works to refurbish areas of the Centre.

Note: A full Cost Plan is appended to this document  
Mobility Hub costs have been excluded

#### Engagement of Option 3

Option 3 has been developed following stakeholder engagement which has included Options 1 and 2.  
Option 3 is our recommended option and it is the intention for engagement and comments to be invited as part of the next design stage.



## 17.0 Small Interventions Package

In conjunction with exploring design options for the new Berinsfield Community Hub, it has been a key aim of this study to explore the potential for smaller interventions across the village in direct response to the brief/stakeholder comments which included looking for quick wins and meaningful change in the short/medium term.

The aims of these interventions:

- Improve pedestrian and bicycle routes across the village (from east to west)
- Provide an opportunity to link this route to the new development to the East
- Spread investment across the village in various locations
- Provide spaces for all ages to use and enjoy

The proposed scope of works includes:



- Enhanced pedestrian route from Green Furlong through to Fane Drive (future provision to link to new development) including new finishes and external lighting



- Refurbished main children's play space which could potentially include a new basketball court, new timber play equipment, new timber bench seating and picnic tables, new outdoor gym equipment and bicycle storage



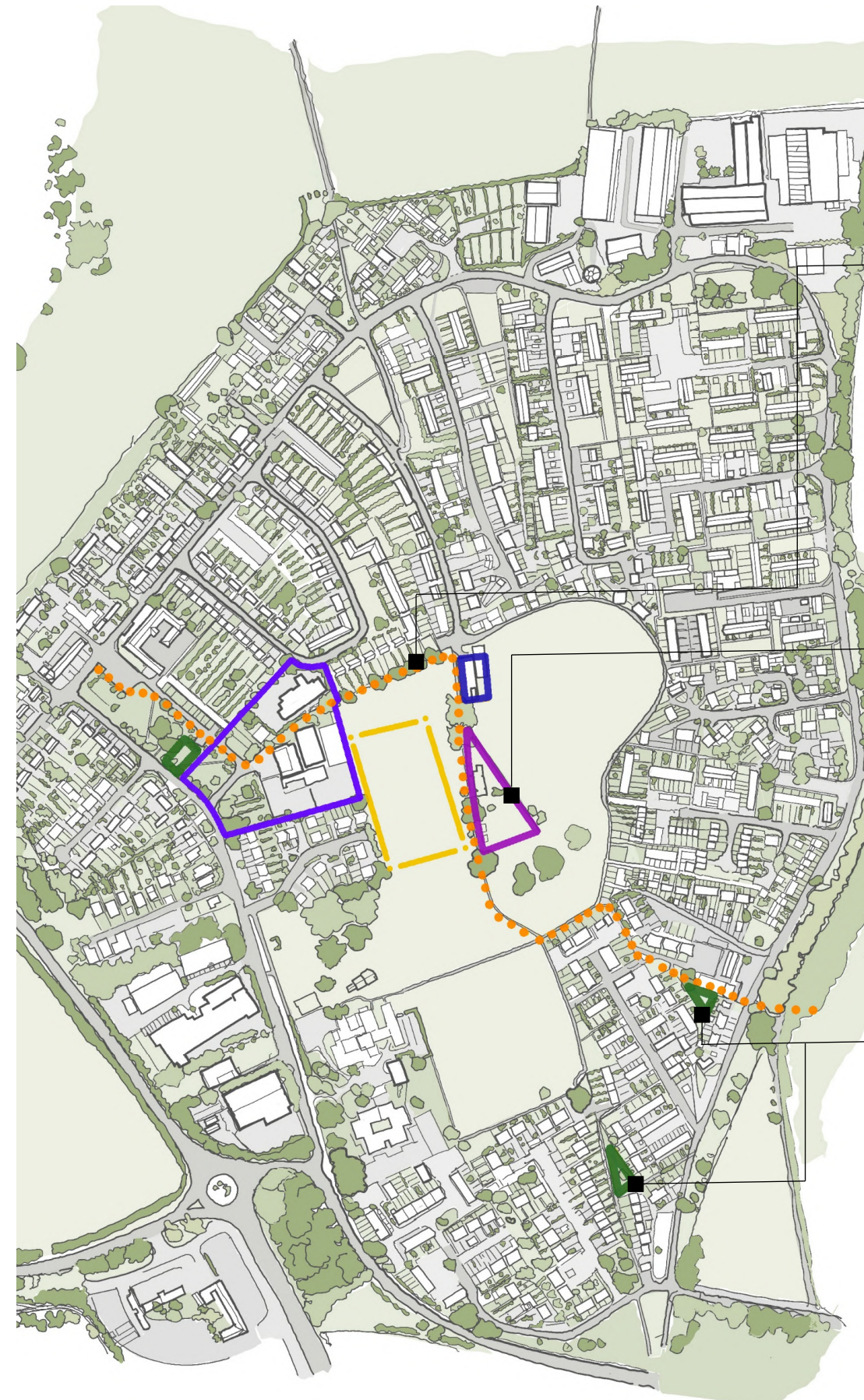
- 'Pocket Parks' – Enhance existing green spaces with new timber children's play equipment, new benches and external lighting



- Remove existing fencing to the Sports Pavilion and provide new storage space for outdoor equipment



- Sports upgrade works which could include new floodlighting and new sport pitch railings (subject to future growth requirements of the village)
- Community energy upgrade works identified through the decarbonisation study is currently underway, which is being led by SODC. The decarbonisation study will look at potential options to improve the energy efficiency of existing community buildings within the village. Any findings of the study should be considered alongside future work on the development of a community hub and other small interventions in the village.



Wide footpaths and shared spaces prioritise pedestrians and sustainable modes of transport



New all age play equipment will encourage residents to engage in active play



New benches and small items of play equipment create focal points along the route



## 17.0 Small Interventions Package

### Berinsfield GV CF Feasibility Study

Item	Phase	Element	Q	unit	£
<b>- Works Package 2 - Community Hub</b>					
1	Pedestrian Route Improvements				
	Remove existing tarmac & install new block finish	1900	m2	£50.00	£95,000.00
	Dimensions - 2.4m wide x 950m long				
	E/O for resin bonded finish in lieu of blocks	228	m2	£70.00	£15,960.00
	New external lighting - Allow for LED bollard lighting - Allow for 200 no.	200	no.	£190.00	£38,000.00
2	Sports Pavilion				
	Remove existing fencing	170	m	£8.00	£1,360.00
	New storage container at pavilion	1	item	£5,000.00	£5,000.00
3	Main Play Area				
	Remove existing play equipment	1	item	£5,000.00	£5,000.00
	Supply and install new play equipment including:				
	New Basketball Court (MUGA)	1	item	£115,000.00	£115,000.00
	New timber play equipment	1	item	£100,000.00	£100,000.00
	New timber bench seating and picnic benches	1	item	£25,000.00	£25,000.00
	New outdoor gym equipment	1	item	£25,000.00	£25,000.00
	Bicycle parking - based on D bars	1	item	£5,000.00	£5,000.00
	4a Pocket Parks				
	New timber benches x 2	2	no.	£300.00	£600.00
	Timber play equipment (stepping stones)	1	item	£5,000.00	£5,000.00
	New external lighting - Allow for LED column lighting - 2 no.	2	no	£810.00	£1,620.00
	4b - Pocket Parks				
	New timber benches x 2	2	no.	£300.00	£600.00
	Timber play equipment (swings x 2)	2	no.	£500.00	£1,000.00
	New external lighting - Allow for LED column lighting - 2 no.	2	no.	£810.00	£1,620.00
	4c - Pocket Parks				
	New timber benches x 2	2	no.	£300.00	£600.00
	Timber play equipment (moneky bars)	2	no.	£1,000.00	£2,000.00
	New external lighting - Allow for LED column lighting - 2 no.	2	no.	£810.00	£1,620.00
	New external lighting - Allow for LED column lighting - 2 no.	2	no	£810.00	£1,620.00
	Sports Upgrade Works				
	New sports pitch floodlights	1	PS	£50,000.00	£50,000.00
	New sports pitch railings, say 100m	100	m	£250.00	£25,000.00
<b>TOTAL CONSTRUCTION COSTS</b>					<b>£521,600.00</b>

Element	Total
Works Package 2 - Other Works	£521,600.00
Professional Fees	18.00% £93,888.00
Risk & contingency	20.00% £123,097.60
VAT	20.00% £147,717.12
	<b>£ 886,303</b>

Note: A full Cost Plan is appended to this document



## 18.0 Sustainability Opportunities

Berinsfield Community Hub will provide opportunities to deliver sustainable community infrastructure and buildings which will adopt sustainable best practices. This will be possible with the new buildings and the refurbishment of the Abbey Sports Centre.

Key sustainable aims:

- Reduce energy consumption
- Implement sustainable technologies to run/generate power requirements
- Prioritise sustainable travel

### Reduce Energy Consumption

Poorly performing buildings leak heat through their external fabric (walls, doors, windows, floors and roofs). As a result, more energy input is required to meet this shortfall. This cylindrical cycle leads to higher running costs.

The most efficient way of improving a building's performance and its sustainable credentials is to invest in its external fabric. By adopting a fabric first approach, the benefits include:

- Higher levels of insulation in walls / floors / roofs
- Keeps buildings cool in summer
- Retains the heat and keeps buildings warm in winter

### Sustainable Technologies

The implementation of sustainable technologies is a vital component in achieving an efficient and self-sustaining Community Hub.

Photovoltaics can be located on roofs (flat and pitched) and generate electricity which can be stored in batteries on site.

Air source heat pumps eliminate the need for gas or other fossil fuels, which offers an efficient way of heating and cooling buildings.

### Prioritise Sustainable Travel

Whilst sufficient levels of parking will be required to serve the stakeholders / groups / activities as part of the Hub, emphasis will be placed on sustainable modes of transport such as walking and cycling, and other methods included within a mobility hub.

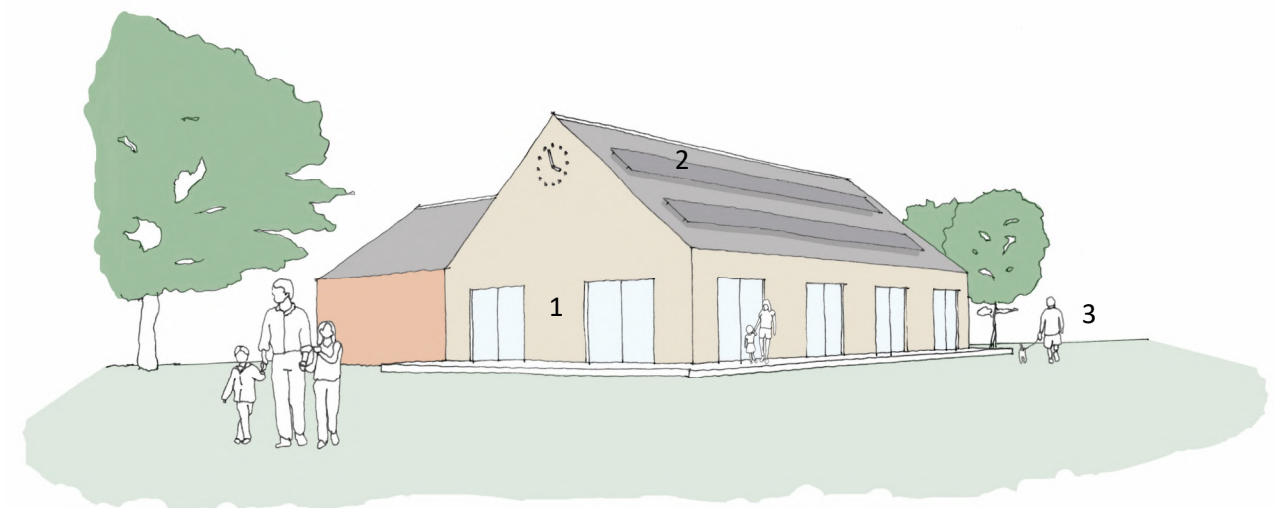
The Events Space within the Hub will be car free area accessed via enhanced footpaths linking east and west Berinsfield. This strategy will provide a safe route for pedestrians, cyclists and electric scooter users.

### Other factors

SODC objectives have been considered and should inform future work, including Climate Emergency Targets and Local Plan policy requirements.

Currently there are a number of decarbonisation reports being prepared across SODC. The findings of these will directly influence the strategy required when reviewing the options for existing community buildings, as they may identify inefficiencies.

Stepped improvements in EPC requirements will be introduced in the short and medium term, particularly with respect to different building uses. As part of the next project stage, a detailed report to analyse costs for upgrades versus costs for new build will need to be completed.



Integration of sustainable thinking in practice:

- 1 – Fabric first approach with high levels of insulation in walls / floors / roofs
- 2 – PV panels to generate onsite power
- 3 – Prioritise pedestrian movement



## 19.0 Proposed Governance Model

### 1. Introduction

This chapter sets out a recommendation for a proposed governance and management structure for the new Community Hub and other community buildings, taking into account the broader context of the anticipated growth of Berinsfield and the proposed investment in its community infrastructure. It covers the key issues for consideration, the governance options available, the principles to be incorporated, leading to a recommendation subject to further and more detailed consultation with principal stakeholders at the next stage.

Governance provides a framework for the management of both assets and resources, and the associated organisation that owns and manages them. It sets out who is responsible and accountable (for instance, by way of a board to represent multiple organisations / interests), and how decisions are made. Good governance enables the board (or its members) of that organisation and their appointed management team to manage the assets and run the organisation legally, ethically, sustainably, and successfully for the benefit of all stakeholders, and ultimately, in this case, for the local community of Berinsfield.

### 2. Key issue for consideration

The proposals set out in this document provide for a significant investment in new community infrastructure and associated assets designed to deliver enhanced quality community services within Berinsfield for local residents and the surrounding wider communities. These are set within the context of the Local Plan which anticipates and provides for significant growth to Berinsfield (STRAT10i), both in terms of the numbers of new homes and the associated population, but also the geographical footprint of the village which will expand with new homes, employment space, and community facilities to create Berinsfield Garden Village.

In planning and designing a governance structure for Berinsfield, there are four key issues for consideration:

#### 2.1 Vision for Berinsfield

The vision for Berinsfield is set out in the draft Neighbourhood Plan which aims to meet the community's needs identified through extensive consultation. Much of the existing community infrastructure is inadequate and not fully fit for purpose due to its age, condition, layout or location, and so needs to be upgraded to meet the current and future community needs, and the requirements of the local community, voluntary and public organisations meeting those needs.

Berinsfield projected growth brings the potential for economic and social benefits to what is currently a relatively deprived community. The vision is for the new housing growth to impact positively on the existing village of Berinsfield and to provide regeneration benefits which can only be achieved if there is full integration between the existing and new, i.e. that the community infrastructure, facilities and services meet the needs of the whole community and are accessible to both existing and new residents.

Ensuring the seamlessness of this integration will be a key consideration in the preparation of the comprehensive masterplan for Berinsfield Garden Village, being bought forward by the landowner and their master developer, as required by Policy STRAT10i.

Berinsfield is relatively isolated from the nearest main towns, Didcot, Wallingford or Abingdon. This means that quality infrastructure is required to encourage residents to utilise local retail, commercial and public services as the alternative is to otherwise use a car which will not only reduce the local economic and social benefits, but impact negatively on the environment and undermine any attempts to encourage modal shift.

#### 2.2 Existing Governance and Management Arrangements within Berinsfield

Most of the land and buildings currently utilised for public services are owned by public authorities, mostly Oxfordshire County Council, Berinsfield Parish Council or the NHS. The voluntary and community organisations consulted as part of this study either own their facilities outright or lease them from a public authority. Each have their own constitutions with a range of governance structures including charities and not for profit structures, with their own membership, Boards and (in some cases) Trusts. Some of these, such as the BCA, have asset values on their balance sheets, are member controlled, and subject to charity law.

#### 2.3 Community Hub Proposals

The proposals set out in this document describe the options for a new Community Hub which is to provide facilities and infrastructure for a number of local voluntary and community groups, covering a range of service provision to and for the whole population of Berinsfield, young and old.

These proposals anticipate dedicated spaces leased to individual organisations, but (where possible and appropriate) using shared facilities such as entrances, lobbies, toilets, meeting rooms, a café and facility management arrangements to provide economies of scale and synergy between both users and community groups.



## 19.0 Proposed Governance Model

### 2.4 New Housing Development

If planning approval is given for new housing development at land allocated by STRAT10i, this will require governance arrangements to be established for the maintenance of the public realm at Mount Farm including any parks and play areas, and any other community facilities. Whilst it is too early to consider what organisation will own that infrastructure, or how the maintenance will be resourced, or how it will be managed, there are a number of potential social, economic, and environmental benefits to incorporating the stewardship arrangements into a wider community management organisation for the whole of Berinsfield.

### 3. Principles for Governance Structure

The governance structure for the new Community Hub is intended to provide the necessary legal framework for the ownership of assets and responsibility for resources, whilst also ensuring strong management and accountability for service delivery and demonstrable public benefit.

#### 3.1 Governance Options

There are three main governance options open for consideration, which can then be further subdivided into detailed options as follows:

Governance	
Main Option	Detailed Option
Adoption by Public Authority	Oxfordshire County Council
	South Oxfordshire District Council
	Berinsfield Parish Council
Trust or Community Interest Company	New bespoke organisation
	Evolution of existing local organisation
Third Party adoption	Regional or national organisation

#### 3.2 Key Criteria

There are seven criteria that the proposed governance solution must meet, over and above the four considerations set out in section 2 above, which need to be considered in determining the best or most appropriate governance option, namely:

- safeguard the asset and fulfil all the required and potential roles and responsibilities in the long term
- be both beneficial and acceptable to the core stakeholders, namely SODC, OCC, Berinsfield Parish Council, and the local voluntary sector groups directly participating

- maximise the capital investment into the new facility, and enable the participating local voluntary agencies to increase their revenue incomes and service provision
- access sufficient financial resources for start-up, development and long term viability
- remain accountable to the local community, allowing local stakeholders (including residents) to participate in decision making and the direction of the organisation through an appropriate democratic governance structure
- have capacity to scale up the governance model to facilitate future expansion of the scale and capacity of the operation by bringing in more community infrastructure and associated responsibilities over time if required
- be resilient to any risks

### 4. Proposed Governance Structure

These considerations and criteria have been assessed to identify the most appropriate solution to the current circumstances and proposed new developments.

This report recommends a Charitable Management Trust, Berinsfield Community Management Trust (BCMT), sitting alongside and working closely with the Parish Council, with full stakeholder and user group participation.

This structure will ensure public benefit, safeguard the assets in perpetuity, derive the most efficient tax benefits, and provide a flexible entrepreneurial structure for day to day management with full stakeholder accountability and participation. This will also allow for potential growth in the future.

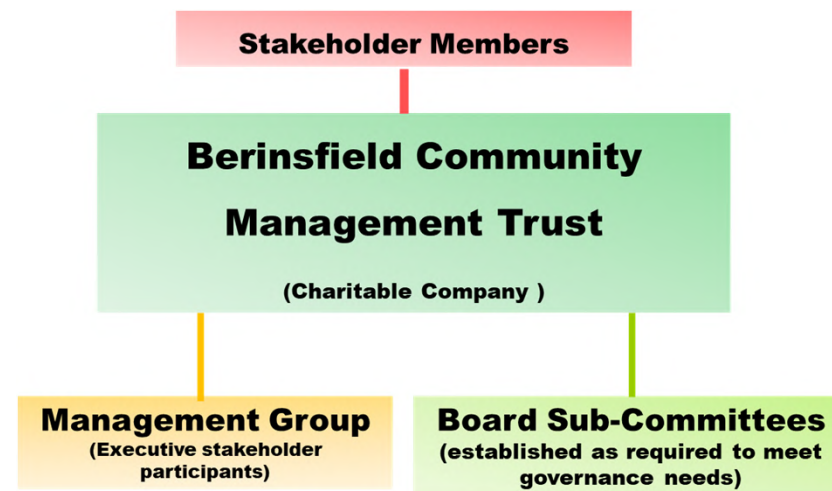
This model will enable the existing local service groups to retain their identity whilst relocating their activities and services into new shared buildings, and retain a stake in the governance and decision making processes. Maintaining a close relationship with the Parish Council will enable them a key role in an arms length charity established to deliver public benefit to Berinsfield. This can then add value to the Parish and access resources not open to a Parish Council, as well as act as a charitable company, delivering social benefit.

These features are fundamental to the nature and style of its management and accountability, particularly to the sense of ownership and practical involvement of the core partners which will evolve over the medium term.



## 19.0 Proposed Governance Model

The governance will operate at four levels as shown in the diagram below:



The model of a charitable limited company has been chosen as it provides a sufficiently robust but dynamic organisation structure able to manage the facilities, respond to stakeholder and community needs, and build a sense of community. The advantages of this Charitable Company model are that it provides:

- Limited liability for Directors/Trustees
- A democratic structure with a membership base
- A recognised model
- Not for “personal” profit
- Continuity for longevity
- Charitable tax and business rates benefits
- The ability to employ staff and enter into contracts
- The ability to raise funds and borrow money

It is not currently envisaged that the CMT will undertake any trading activities or any activities that are not charitable, and therefore no subsidiary or related companies are required. However, this could be reviewed if the CMT were to expand its remit, and provision could be made within the Articles to establish trading subsidiaries if deemed appropriate.

### 4.1 Articles of Association of Berinsfield CMT

The Articles of Association would be the governing document for the CMT and will contain provisions for the operation of the charitable company including:

- Objects and powers
- Membership
- General Meetings and their conduct
- Appointment of Trustees
- Quorum for Trustee meetings and decisions
- Obligations and conduct of Trustees
- Committee and Working Parties

The Objects set out within the Articles would be charitable in nature for the benefit of Berinsfield (the Area of Benefit) and allow for the proposed activity of the CMT. These will evolve and respond to specific requirements and services of those involved, but can be most likely summarised as:

- to promote the benefit of the residents of the Area of Benefit and surrounding areas without distinction of sex, sexual orientation, race, or of political, religious, or other opinions by associating together with the said residents, the local authorities, voluntary, and other organisations, with a common effort to provide, manage and maintain facilities in the interest of social welfare for education, recreation, mental and physical health and well-being and leisure time occupation with the object of improving the conditions of life for the said inhabitants; and
- the promotion and advancement of community development and citizenship for the public benefit in the Area of Benefit and surrounding areas, by the promotion of good citizenship and volunteering by encouraging local people to take an active interest in the civic, cultural and social welfare of the community.

#### Membership and Rights

The Articles will set out details about membership of the CMT which will provide the following statutory entitlements:

- attendance at the company's General Meetings; these are distinct from CMT Board meetings and at least one General Meeting must be held annually;
- the opportunity to submit and vote on resolutions;
- to approve any proposed changes to the constitution or the name of the CMT;
- at the AGM, to receive the Directors' report, the accounts and the auditors' report, and to appoint the CMT's auditors;
- to participate in the appointment of Trustees.



## 19.0 Proposed Governance Model

### 4.2 Board of Trustees

The number and mix of trustees will require further consideration but is likely to be a relatively small Board with representation from the primary stakeholders, but which could grow if the roles and responsibilities were enlarged. An initial board may be made up from:

- South Oxfordshire District Council
- Berinsfield Parish Council
- Main anchor tenants of the new facilities (eg OCC, BCA, Berin Centre)

The Trustees, landowners representative or master developer for the STRAT10i allocation will be appointed by their respective nominating organisation and are required to be committed to the successful development of the CMT, but must nevertheless act in the best interests of the charity and not their organisation as required under Charity law.

The CMT itself must be committed to the principle of people being appointed on the basis of merit, including skills, knowledge, and competence, and ideally ensure a good balance of gender, age, skills, experience and diversity on the board of Trustees.

The board will be required to meet frequently to set policy and direct the organisation. Its role will evolve with time, but its responsibilities are likely to include:

- defining policy and strategy for growth and development of the CMT and any associated programme activities
- ensuring financial viability and the management of the sustainable long-term income and funding strategy
- negotiating with relevant stakeholders over specification and transfer of community facilities
- supporting, advising and approving the periodic Business Plans and budgets approving service level agreements for any sub-contract activities
- agreeing priorities and performance targets through the annual Delivery Plan
- appointing (and if necessary removing) and managing any directly employed staff or any management arrangements under contract
- defining and ensuring compliance with the values and objectives of the Trust
- monitoring performance and directing action if required
- approving accounts before publication
- representing the CMT to outside agencies and forums

### 5. Next Steps

This recommendation will need to be considered further by relevant stakeholders and refined in order to fully address the considerations set out above. In particular, individual voluntary and community organisations participating in these proposals for new community facilities will themselves have existing governance and management arrangements which will need to continue, evolve or be merged into this proposed new structure.

The key questions that those organisations will need to consider include:

- Vision: Do we wish to be at the heart of this new vision ?
- Independence: Do we wish to retain our own independence or become part of this new (larger) organisation whilst retaining our own identity ?
- Assets: What assets do we have on our balance sheets and can these be pooled for the new community facilities or do they need to be protected and ring-fenced ?
- Income: What income generating opportunities do the new facility(ies) offer, and how will this be applied to the CMT and/or the individual stakeholders ?
- Members: What are our members views ? Do they control our decision making processes and need to vote on any proposal ?

It is usually helpful to establish a governance working group (or steering group) made up of all interested stakeholders to consider and coordinate the responses to these questions, not least because the responses will help to inform the details of the new proposed governance framework.

A Chair person will be required to coordinate and facilitate the discussions and given that there may be some negotiations as part of this process, it may be helpful to have an independent Chair to enable all parties to fully participate without any conflicts of interest.



## 20.0 Commercial Opportunities

### 1. Introduction

A Commercial Viability Assessment has been undertaken for the purposes of assessing the potential relocation of several services into the Community Hub.

The assessment has looked at potential locations that could attract an income from occupiers, which in turn can be capitalised to generate a capital value.

It is proposed the following organisations would look to re-locate to a central Community Hub:

- Health Centre
- Library
- Youth Centre
- Berin Centre
- Berinsfield Community Association

In addition, Abbey Sports Centre would remain in situ (with expansion) and a new cafe is proposed as part of the Community Hub, the operation of which would potentially generate a commercial income.

### 2.0 Viability Assessment Methodology

The Gross Development Value (GDV), i.e. the sale out of the site has been estimated to assess the difference between that and the project costs.

#### 2.1 Gross Development Value

To arrive at a GDV, an assumed income (i.e. rent) needs to be capitalised at an appropriate yield to determine a capital value. The investment method is used to calculate the capital value of the completed development.

Most organisations currently pay a rent so it cannot be assumed that all organisations within the Community Hub would pay a rent which impacts on the capital value of the proposed scheme.

In practice, it is unlikely a private investor would purchase a building(s) with a mix of occupiers where only a selection contribute to income generation.

### 3. Viability Assessment Outputs

The main drivers of capital value are likely to be the health centre, the leisure centre and the cafe. Based on comparable evidence, and assuming no developers profit, no abnormal development costs and that planning permission is secured with pre-lets, each of the three conceptual Community Hub options produce a significant shortfall between GDV and cost. The below table outlines the headline figures for each option.

Option	Total Build Cost	Potential Revenue	GDV	Shortfall
1	£32,225,753	£406,099	£5,048,303	£27,177,450
2	£34,045,171	£397,781	£4,962,344	£29,082,827
3	£35,656,862	£492,668	£6,240,116	£29,416,746

### 4. Recommendations

Noting that the cost of developing community facilities will in all likelihood significantly exceed the GDV, it is recommended that delivery strategies are identified as part of the next stage of work in order to confirm the most appropriate approach. This should be mindful of the development work commencing to bring forward the STRAT10i site, which will include delivery of the regeneration package.

This further work should include:

- discussions on pre-let transactions with proposed occupiers
- market testing to establish if the assumptions are correct
- consideration of investment potential from occupiers who are more likely to take standard occupational leases



## 21.0 Conclusions

In conclusion this feasibility study helps establish and define options for the community facilities element of the regeneration package required for the existing village of Berinsfield and to support the redevelopment of the overall Garden Village outlined in South Local Plan 2035 Policy STRAT 10i. The study will help inform proposals and development for the wider Garden Village, to be delivered by the landowner and their representatives.

The overall findings from this study have identified areas of opportunity with regards to the regeneration of community facilities. Stakeholder engagement and visual inspections of the condition of existing community buildings have identified that there are a number that are no longer fit for purpose and are coming to the end of their lifespan. These findings, coupled with the Council's Climate Emergency and Local Plan Policies, will likely result in a hybrid approach where some buildings will be refurbished and some new buildings will be required.

Following extensive stakeholder and community group engagement, this study has defined the new Berinsfield Community Hub as being:

*'A collection of community focused buildings around a central public square'*

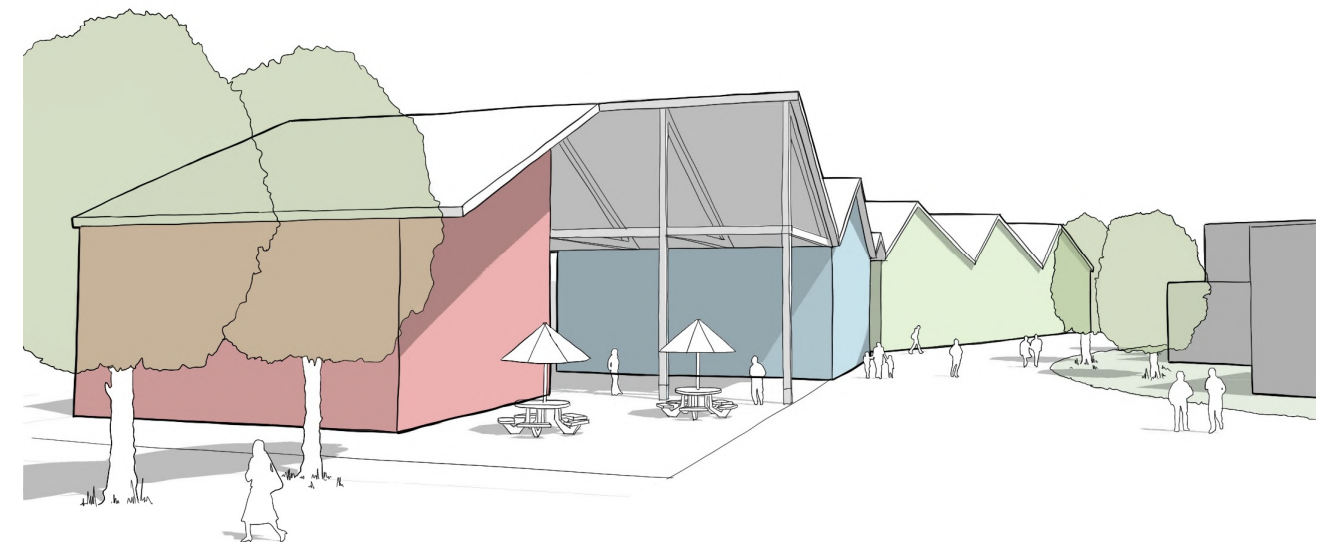
The three options identified within this study begin to explore the constraints and opportunities of the new Hub. Each option has built upon the comments and feedback from the previous option, illustrating a progression of design and a logic of thought.

Financial information, including commercial advice, has been included within the report to help identify possible project costs and commercial opportunities. This information represents a snapshot in time, and would need to be revisited in detail as the Community Hub project continues to the next stages of delivery.

The establishment of the new Berinsfield Community Hub will require new buildings and a new governance model approach in the recommended form of a Community Management Trust. The outline strategy proposed within this study aims to streamline the management and operational approach and unify the village in a way that will provide clarity and long term benefits.

To progress next steps, all stakeholders should work closely together with the master developer of STRAT10i, who is responsible for the delivery of the regeneration package. This work will include:

- Planning level design information
- Detailed construction and project costs
- Detailed survey of any buildings to be retained as part of the new Hub
- Governance engagement sessions to develop a unified strategy



## 22.0 Appendices

22.1 Visual Structural Inspection - Stantec

22.2 Feasibility Cost Plan – Gleeds Cost Management Ltd





# **Berinsfield Garden Village Community Facilities Feasibility Study**

## **Visual Structural Inspection**



On behalf of **South Oxfordshire district Council**



*Listening Learning Leading*

## Document Control Sheet

**Project Name:** Berinsfield Garden Village Community Facilities  
**Project Ref:** 330510864  
**Report Title:** Visual Structural Inspection  
**Doc Ref:** BGV-STN-00-XX-SP-S-001  
**Date:** 06<sup>th</sup> February 2023

	Name	Position	Signature	Date
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<b>Approved by:</b>	Bryan Murray	Director		6 <sup>th</sup> March 2023
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.



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# 1 Project Description

## 1.1 Introduction

- 1.1. Berinsfield, in South Oxfordshire district, is located five miles south of the Oxford Ring Road and four miles north-west of Didcot. This rural village is in the Oxford Green Belt and surrounded by countryside, which is valued by local people for walking and cycling access.
- 1.2. Berinsfield has a unique, largely post World War II, history and a legacy of socio-economic challenges. A few families occupying abandoned nissen huts on the former military airfield, grew into a planned village to house Oxford overspill, which included low density housing, shops, a secondary school, church and employment area. The houses in that first area are now all privately owned but successive areas of development, mostly in the 1970's, comprise a high level of social housing. The community assets built early in the village's history, which help to bind the community together, are unsustainable having exceeded their economic life. These include the current leisure centre, formerly part of the secondary school that closed in the 1980s.
- 1.3. There is a strong sense of community in the village closely linked with the range of community facilities and services. Nevertheless, there are socio-economic challenges faced by the people of Berinsfield, which include rural isolation and deprivation that lead to life outcomes such as poor educational attainment, low incomes and poor-quality health. To address and improve these challenges, South Oxfordshire District Council has undertaken significant work in Berinsfield over the past ten years
- 1.4. This includes preparing a comprehensive strategy and delivery plan to generate much needed investment in Berinsfield. Intensive engagement was undertaken between 2016-2018, and a conceptual masterplan was prepared by the Council to identify what could be funded through the development of up to 1,700 homes on third-party owned land adjacent and to the east of the existing village.
- 1.5. Subsequently, Berinsfield was awarded **Garden Village** status in 2019, which was accompanied by additional funding from Homes England to progress aspirations to improve Berinsfield. The Garden Village status was enshrined in policy through the South Oxfordshire Local Plan 2011-2035, which was adopted in 2020.
- 1.6. The Local Plan includes policies to establish the requirements and aspirations of the Garden Village and allocates land in Policy STRAT10i: Land at Berinsfield Garden Village, to the east of the village for the development of 1,700 homes, which was identified as the number required in order to enable regeneration of the wider village. This new development, having a wider tenure mix than the existing village, will help local people and change perceptions of Berinsfield.
- 1.7. Policy STRAT10i establishes the planning policy requirements for the new development in Berinsfield, which includes "the necessary regeneration package" to ensure that the Council's aspirations for improvements to address the existing deprivation in Berinsfield are realised. This project seeks to help establish options for and to define the community facilities element of the regeneration package, which could be co-located in one or more centralised buildings (with associated external areas) and be brought forward early to support regeneration of Berinsfield and overall Garden Village. The community facilities should meet the necessary requirements to support circa 2,800 homes, which includes the existing homes and the development of 1,700 homes in accordance with STRAT10i.
- 1.8. The Council is working with partners including Oxfordshire County Council (OCC) as landowner, Local Education Authority and provider of library services, Berinsfield Parish Council, Soha, Sovereign Housing Association and the Oxfordshire Clinical Commissioning Group, all of whom have land ownership and a common interest in the regeneration of the village.

- 1.9. A Berinsfield Community Steering Group was established in 2019 that includes all of the above public bodies and representatives from the local community including local councillors. The Steering Group is chaired by the Council's cabinet member with responsibility for Berinsfield Garden Village.
- 1.10. The Council has appointed Oxford Architects supported by Stantec, Berrys and Gleeds, to help establish options for and to define the community facilities element of the regeneration package defined in the Local Plan Policy STRAT10i.
- 1.11. The project is about determining options for community facilities and not establishing a specific proposal for what will be delivered. Delivery of a specific proposal would depend on a number of future factors, such as funding, partner approvals, physical and legal constraints, relevant permissions and compliance with statutory requirements and functions, which falls outside the scope of this project and is intended to form the next stage of work.

## 1.2 Existing Buildings

The Council project team has reviewed the current community facilities in Berinsfield to identify the number, ownership, uses, and the various operating arrangements in place by way of leases, licences and informal arrangements. This work has been reported to the Berinsfield Community Steering Group to confirm that the scope of facilities included in this study is sufficient. The outcomes of these discussions have confirmed the facilities to be assessed by the procured consultant and considered as part of the different options for a community hub

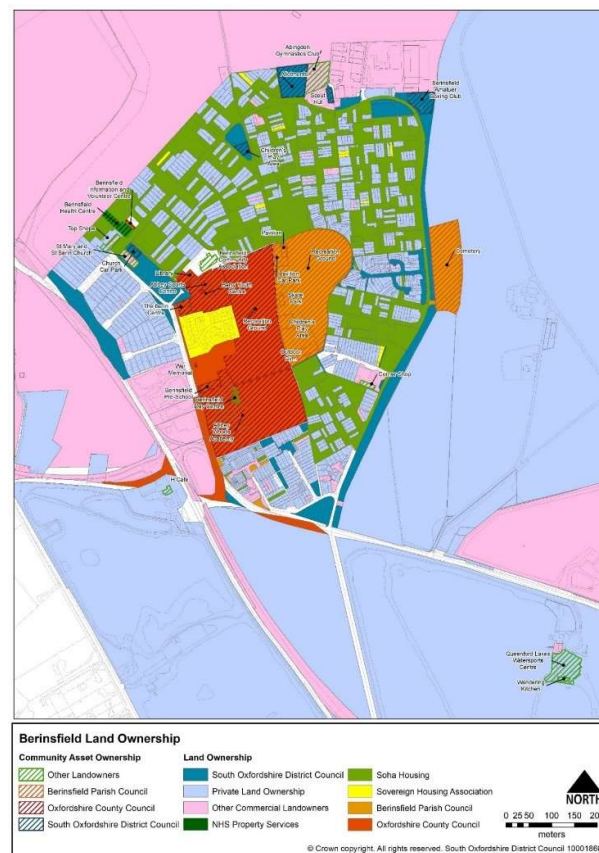


Figure 1: Land ownership and community facilities



### 1.3 Scope

The project is about determining options for community facilities and not establishing a specific proposal for what will be delivered. Delivery of a specific proposal would depend on a number of future factors, such as funding, partner approvals, physical and legal constraints, relevant permissions and compliance with statutory requirements and functions, which falls outside the scope of this project and is intended to form the next stage of work.

In line with the Construction Industry Council "*Definitions of Inspections and Surveys of Buildings*". Professionals carry out many different types of inspection, each for a particular reason and each resulting in a report with specific information produced for a particular purpose. The professional undertaking any of the services described in this leaflet should suitably qualified, and may be a member of one or more professional bodies. The professional undertaking any particular service must ensure the client is clear as to which type of inspection and work to the agreed brief. It is in the interests of both the professional undertaking the service and the client that the conditions of engagement, incorporating a definition of the brief and the extent of the inspection to be undertaken, are agreed in writing at the outset. This document has been prepared by organisations representing the various professionals whose work includes, inspecting existing buildings or those in the course of construction. It is intended to define clearly the various types of inspection normally undertaken with a view to avoiding different interpretations between professionals involved and their clients. The term "structural survey" has come into common use to describe a survey which covers all visible and accessible parts of a building, including those which are not part of the structure such as the roof covering, windows and drains. The term should be avoided since misunderstandings with clients have arisen when, for example, a "structural survey", has concentrated on the structure alone. Similarly, some clients have been confused when a "structural survey" report has included a recommendation to commission a "structural investigation". In view of this the Construction Industry Council and the contributing organisations have agreed to urge their members not to use the term "structural survey" to describe any of the services defined in this leaflet. When a structural engineer is engaged to investigate the structure of, a building, it is recommended that the work should not be referred to as a "structural survey"; the terms investigation, appraisal, investigation or assessment are more appropriate. As such this report represents a structural appraisal of the existing community facilities.

The appraisal will entail a visual inspection of the specific building noting the construction methodology where possible and any defects within the structural fabric. No intrusive investigations will be undertaken are part of the feasibility. Where available, record drawings will be reviewed.

Stantec are working with Oxford Architects, Gleeds and Berrys to produce a **feasibility study** outlining options for the provision of community hub facilities, informed by up-to-date engagement and information, and previous work undertaken on community hub requirements.

Within this feasibility study Stantec have been commissioned to provide a structural appraisal report of the existing community facilities listed below

- Abbey Sports Centre
- Abingdon Gymnastics Club
- Berinsfield Community Association
- Berinsfield Health Centre
- Berry Youth Centre
- Library
- Pavilion

- Scout Hut
- The Berin Centre

#### **1.4 Record Drawings**

Limited record drawings have been available to Stantec in advance of undertaking any visual inspection.



## 2 Abbey Sports Centre

Abbey Sports Centre is a single storey building complex housing a swimming pool, sports hall, fitness suite, changing facilities and various storage rooms and plant rooms. The swimming pool and gym (together with the adjacent Youth Centre) are understood to have been facilities for the former school complex, the rest of which has now been demolished. The fitness suite to the south-east corner of the complex is a later addition believed to have been constructed around the year 2000.

Car parking facilities are provided to the south east and west sides of the centre while there is an area of external hardstanding for outdoor sports to the south east and an astroturf pitch to the east.

The complex is located adjacent to the north west corner of Berinsfield's central green area.

Abbey Sports Centre – Structural Assessment			
	Visual inspection	Construction	Condition/ comments
Roof Structure	<p>As noted.</p> <p>Where roof construction is “unknown”, this is due to ceiling finishes preventing observation of underlying roof build-up.</p>	<p>The various sections of the building have a variety of roof constructions, as follows:</p> <p>Sports Hall – flat roof metal structural deck spanning between deep lattice trusses supported on steel columns built into the perimeter masonry walls.</p> <p>Sports Hall South End Stores – Sloping roof of timber boards on timber rafters.</p> <p>Swimming Pool – mono-pitch roof of metal decking supported on timber purlins onto glulam beams apparently supported by the external masonry walls.</p> <p>Swimming Pool (Wet Side) Changing Facilities – concrete roof (possibly precast planks).</p> <p>Fitness Suite – flat roof (build up unknown)</p>	<p>There were no obvious signs of issues with the various sections of roof to the sports centre, be that on the exposed structural soffits or areas with ceiling finishes.</p>

		supported on proprietary steel lattice trusses.  Dry Side Changing Facilities – Flat roof, construction unknown.  Reception – Flat roof, construction unknown.	
Walls	<p>External loadbearing cavity masonry walls with some internal loadbearing blockwork and brickwork walls.</p> <p>Sports Hall walls could possibly be built off the RC ground slab which appears to be exposed below external dpc level.</p>	<p>External walls are of cavity construction with brick external leaf and block internal leaf with the exception of the swimming pool where both inner and outer masonry leaves are brickwork.</p> <p>Sports Hall masonry walls approx two-thirds of full wall height, metal wall cladding above.</p> <p>Swimming Pool and Fitness Suite walls have panels of glass blocks for windows. The former has exposed concrete lintels over and around the upper part of the openings.</p>	<p>There was no major evidence of widespread deterioration in the perimeter cavity walls either as a result of environmental attack or foundation inadequacy. Exceptions to this were:</p> <p>Damp issues in the north-east corner of the sports hall due to external ground level bridging dpc and/or leaking rwdp.</p> <p>Deterioration of external bricks adjacent to southern exposed (concrete encasement removed) rwdp on sports hall eastern elevation.</p> <p>The movement joint to the sports hall northern end wall has some missing sealant at high level and exposed joint filler.</p> <p>Minor cracking to external blockwork wall of sports hall south end stores.</p>
1 <sup>st</sup> floor	Not applicable	Not applicable	Not applicable
Ground Floor	Not possible due to floor finishes	Unknown but due to its “solid” nature, it is probably ground bearing concrete slabs throughout.	Generally, there are no obvious signs of deterioration or overloading in the various sections of floor. The exception to this is in the sports hall where the vinyl sheet floor covering is “bubbling”



			up" at various locations across the floor. This is understood to be the subject of current ongoing investigations.
Foundations	Not exposed	We have assumed that the foundations would be mass concrete trench or strip fill.	There was no evidence of any damage to the superstructure that would be indicative of issues with the underlying foundations. Ground conditions (from the British Geological Survey) are sands and gravels on top of mudstone or sandstone deposits so trees, past or present, should not have an effect on the building's foundations.
Hardstandings	As noted.	<p>To the south and west of the centre are areas of asphalt surfacing, some of which is for car parking and other for external sports activities.</p> <p>To the east of the sports hall is an external astroturf pitch.</p>	<p>Asphalt surfaced areas are generally in a good condition.</p> <p>The astroturf pitch suffers from flooding due to run off from the adjacent football pitches. This has resulted in moss growth and silt deposits on the pitch which has made the pitch unusable without regular cleaning.</p>

### 3 Abingdon Gymnastics Club

The original construction date of the two buildings (Building A and B) forming Abingdon Gymnastics club is unknown, however from the type of construction employed we would anticipate the construction period as 1950's or 1960's, and both would appear to have been constructed at the time.

Both Buildings A and B are almost identical in their construction methodology. They are clear span open industrial/ warehouse type buildings constructed utilising a precast concrete structural portal frame with masonry infill panels. Portal frames are generally low-rise structures, comprising columns and horizontal or pitched rafters. Resistance to lateral and vertical actions are provided by the rigidity of the connections and the bending stiffness of the members, which is increased by a suitable haunch or deepening of the rafter sections. This form of structure is stable in its plane and provides a clear span that is unobstructed by bracing. Portal frames are very common for this type of building to achieve the clear spans; however the concrete form has been replaced more recently with more efficient structural steel solutions.

Planning permission was granted in August 2008 at Unit A tower Road Industrial Estate in Berinsfield (application P/08/W0723) for the change of use of the former B8 class unit into a D2 use class unit for assemble and leisure purposes. The building is circa 600 sq metres.

In January 2009, Abingdon Gymnastics Club opened the first dedicated gymnastics centre for boys and girls in Oxfordshire.

In May 2010 AGC applied for planning permission to extend the club into Building B on the same site, with Figure 2 below showing the block plan of both Building A and B

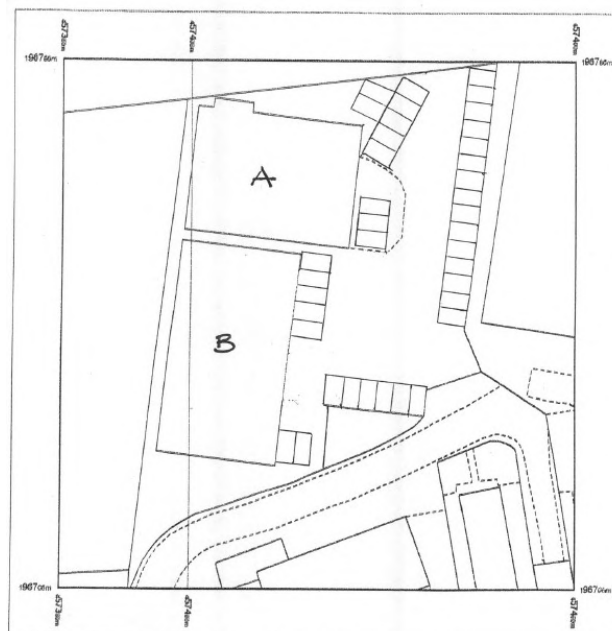


Figure 2 – Block Plan of Building A and B – Abingdon Gymnastics Club

Both Buildings A and B were Class B (warehouse/ storage buildings) that we understand were vacant for a long period before AGC leased them from Jennings of Garsington. Carter Jonas within their planning statement of 2010 and Kemp and Kemp's letter to Jennings of Garsington



dated 11<sup>th</sup> May 2010 stated that the building was approaching the end of its economic life, not only due to the age and nature of the building but “due to its situation within Berinsfield”. They also recognised that commercial users would favour other more modern units on the adjacent Berinsfield Business Park.

At the time of Kemp and Kemp's Planning, Access and Design statement for the application associated with Unit B, this property had been void of any actual employment use for over 12 months.

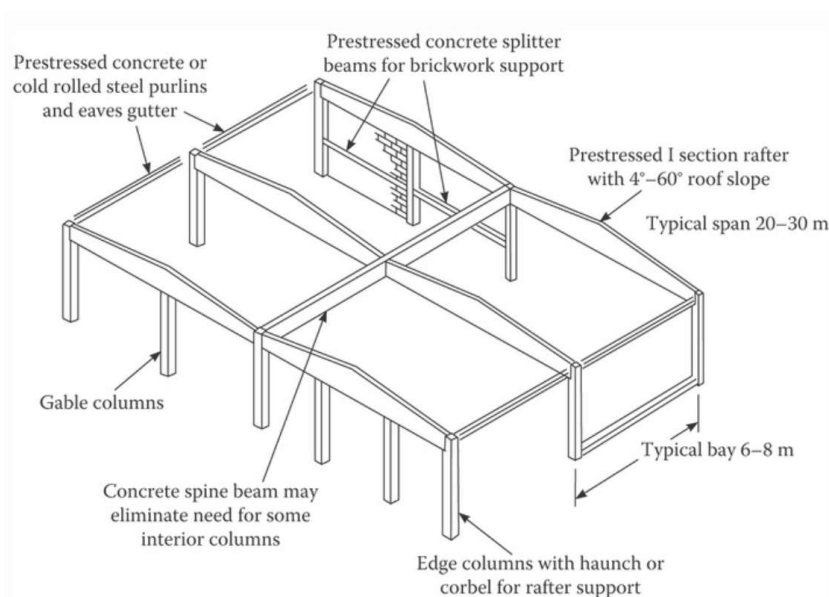


Figure 3 – Typical Precast Concrete Portal Frame Structure

Abingdon Gymnastics Club – Structural Assessment			
	Visual inspection	Construction	Condition/ comments
Roof Structure	<p>The roof structure was visible during the inspection and common to both buildings.</p> <p>Duo-pitched roof finished with what appears to be a composite insulated cladding panel.</p> <p>The principal structure was concrete portal frame supported on columns</p>	<p>The construction methodology utilises pre-cast concrete construction to purlins, rafters and haunches. The purlins are equally spaced along the length of the roof and have a deeper section towards the middle of the span, and supported on top of the rafters Sizing was not obtained due to access constraints.</p> <p>The rafters were tapered pre-cast concrete with a connection at the apex, although no enhanced</p>	<p>The roof structure is typical of the building era and was common before large span industrial buildings became more common to be constructed using steel brining efficiencies. No significant defects were noted and the condition is good considering the age of the building.</p>

	around the perimeter.	apex connection was provided.  The support at the columns was a bolted connection to precast haunches connected back to the columns.	
Walls	The walls are typically masonry to the perimeter to both buildings, but are non-load bearing. The masonry panels span between the precast concrete columns	<p>The portal frame nature of the building exposes the precast concrete columns at regular spacings along the flank walls of the building, and are coincident with the rafters. It is assumed that gable columns are provided, however these were not visible within larger masonry piers.</p> <p>Masonry panels are non load bearing and are designed to act as a panel supported at ground level and achieving horizontal restraint from the columns.</p> <p>Limited movement joints were observed.</p> <p>There appears to be no parapet and the gable wall follows the roof pitch.</p> <p>Internal walls appear to be solid masonry construction</p> <p>Roller shutter doors have been incorporated into the East elevation of Building A and B</p>	<p>Cracking of the walls is evident both internally and externally.</p> <p>Internally monitoring has been previously undertaken we assume to establish if the movement is historic or progressive. Tell tales were evident within Building B, however from one visit we are unable to determine whether movement is continuing.</p> <p>Externally there is evidence of some repairs that have been undertaken in the repointing of the masonry joints. Unrepaired cracking is evident and has been measured at up to 3mm.</p> <p>Minor areas of spalled brickwork at high level to Building B</p>
1 <sup>st</sup> floor	Limited first floor within Building A, and appears to be a combination of timber and solid concrete	No investigative works were undertaken to establish the nature of the floor or spans. The floor is partially timber (from carrying out drop tests internally) and concrete.	no evidence of any defects were noted.
Ground Floor	Solid concrete slab.	We have assumed that the concrete slab is ground bearing and would typically be in the region of 150mm thick. Amendments to	No defects noted



		facilitate the gymnastics pits have been made to the slab, however the finishes precluded further investigation.	
Foundations	Not exposed	We have assumed that the foundations would be mass concrete trench or strip fill.	<p>There was no evidence of any damage to the superstructure that would be indicative of issues with the underlying foundations. Ground conditions (from the British Geological Survey) are sands and gravels on top of mudstone or sandstone deposits so trees, past or present, should not have an effect on the building's foundations.</p> <p>We assume that the cracking witness to the external elevations are due to the lack of movement joints and not foundation movement.</p>
Hardstandings	Concrete slabs laid to falls. Jointing within the slabs was noted	Concrete hardstanding across the site to the east of Building A and B. Local poor-quality slabs are located to the south of Building A	Generally the concrete hard standing condition is commensurate with the age of the construction, however there is one significant area of degradation to the east of the entrance to Building A that has been cordoned off and required repair.

## 4 Berinsfield Community Association

Also referred to as Berinsfield Social Club, the property is located to the North of the Abbey Sports Centre and to the east of the library. Access is off of Green Furlong.

We understand that the original building was constructed in 1986 and has subsequently been subjected to small extensions and modifications during the life span of the building, including the games room and wc's.

Limited record drawings were provided during our inspection on the property, and this revealed that the building was constructed by a company called Terrapin Ltd using their Mark 72 system. (Terrapin entered into administration in 2005). The Mark 72 appears to be a modular system that is manufactured off site and delivered in bays that are sited on a concrete raft.

Discussions with members of the Berinsfield Social Club have suggested that the building was originally designed to support first floor accommodation, however the record drawings we have reviewed do not provide sufficient information to corroborate this.

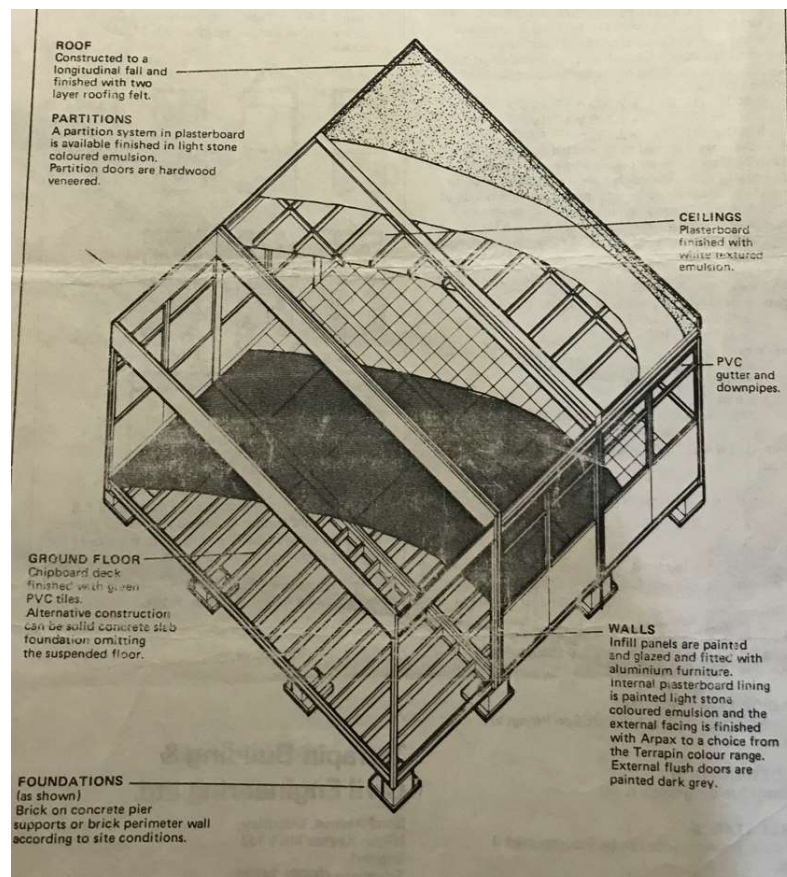


Figure 4 – Isometric sketch of Terrapin Mark 72 system



<b>Berinsfield Community Association – Structural Assessment</b>			
	<b>Visual inspection</b>	<b>Construction</b>	<b>Condition/ comments</b>
Roof Structure	Unable to gain access to the roof	Terrapin Mark 72 (1986) modular system, finished with a 2 layer roofing felt.  Roof thermal co-efficient 0.45W/m <sup>2</sup>  Imposed roof load 0.75kN/m <sup>2</sup>	Unable to gain access to review condition.
Walls	Modular wall system that has been overclad with a felt system	Terrapin Mark 72 (1986) modular system with 3.0m high panels (standard details P1 to P10).  Roof thermal co-efficient 0.45W/m <sup>2</sup>  Wind load 0.5kN/m <sup>2</sup>	Walls appear in fair construction, however it appears as though they have been overclad since the original construction.  Some damage due to vandalism where the panels have been compromised.
1 <sup>st</sup> floor	N/A		
Ground Floor	Solid Concrete raft slab	150mm thick reinforced concrete slab on 50mm sand blinding on 100mm well compacted hardcore fill with 1000 gauge DPM membrane.  Slab is reinforced with 1 layer A193 mesh (50mm cover)	Finishes restricted the access to the ground floor, however the concrete raft was exposed in the rear of the building adjacent to the cellar and was in fair condition.
Foundations	Reinforced concrete, Inspection or trial hole was not undertaken.	900mm square concrete base was provided to each pocket of the Terrapin system, on 50mm blinding. Reinforcement from the raft was lapped down the vertical face, but no horizontal reinforcement provided to the pads.	Unable to view, but no significant defects were noted.
Hardstandings	Asphalt finish to the car park	As noted.	Poor quality in need to reinstatement

## 5 Berinsfield Health Centre

We believe that the original medical centre was constructed in the 1960's or early 1970's. since the initial construction, the building was altered internally and extended to the east in the 1980's to provide administration offices. More recently in 2007 an extension was constructed within an internal courtyard area to provide file archive storage and a Pharmacy Retail area created from internal alterations to the existing building

In 2008, consideration was given to the possibility of undertaking some internal alterations, however it was deemed that the limitations of the existing building footprint and the nature if the existing structural form prohibited the remodelling, and as such a planning application was made to develop the rear area of the building to provide two further consultation rooms. At the same time the dilapidated external masonry bin store was removed, and a new hard standing provided for the commercial waste bins. See Photograph 1

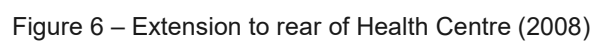
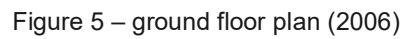


Photograph 1 – rear of Health Centre before 2008 rear extension.



Photograph 2 – Berinsfield Health Centre (2023) with 2008 rear extension visible.





<b>Berinsfield Health Centre – Structural Assessment</b>			
	<b>Visual inspection</b>	<b>Construction</b>	<b>Condition/ comments</b>
Roof Structure	Throughout most of the building the roof was vaulted. Unable to determine common rafters. Isolated purlins very visible	Assumed loose common rafters with purlins supported on masonry walls	The roof does not show any signs of significant movement or deterioration.
Walls	External load bearing cavity walls. Internal masonry walls – some load bearing.	Assumed external facing brickwork and internal blockwork. Precast concrete lintels visible to external elevations	No evidence of any progressive movement within the external masonry walls. Minor cracking to two number PCC lintels to the south elevation. Minor cracking internally within the waiting room below the roof purlin.
1 <sup>st</sup> floor	Not applicable	Not applicable	Not applicable
Ground Floor	Concrete slab	In the absence of any air bricks, we assume that the floor is a ground bearing concrete construction. Partial under-croft to the rear with low level storage	No evidence of any structural defects.
Foundations	Not exposed	We have assumed that the foundations would be mass concrete trench or strip fill. No evidence of any progressive movement.	No evidence of any progressive movement. Historically there were mature trees (approximate 5m high) to the rear of the site, and dependant upon the soil conditions there is a possibility of movement.
Hardstandings	Paving's to the west and south. Asphalt finish within the car park	As noted	Asphalt is in poor condition with only one central gully.



## 6 Berry Youth Centre

Berry Youth Centre is a two-storey building located on the western edge of Berinsfield's central green area. It is understood to have been part of the former school that has since been demolished.

The building has an asymmetric duo pitched roof with northern roof lights and predominantly masonry cavity external walls. The adjacent Abbey Sports Centre wraps round and connects to the north and east elevations of the youth centre. Originally it was only connected along the northern elevation but the addition of the Fitness Suite around 2000 provided the eastern connection. The Youth Centre has a minor extension to its south-west corner forming the reception to the building.

To the south and west of the centre is car parking facilities shared with the adjacent Abbey Sports Centre and Berin Centre.

Berry Youth Centre – Structural Assessment			
	Visual inspection	Construction	Condition/ comments
Roof Structure	<p>The steel structure to the roof (steel purlins, trusses and supporting columns) are all exposed within the building being beneath the internal roof lining. However, the nature of the roof rafters (probably timber) was not ascertainable due to the ceiling boarding.</p> <p>External finishes to the main roof appear to be artificial slate while there are a series of skylights to both roof slopes providing further natural light into the building.</p> <p>The entrance lobby extension has some form of standing seam roof for its external finish while the internal surface is boarded out preventing inspection of the internal roof structure.</p>	<p>The prime structure of the roof comprises steel lattice trusses aligned down the roof slope supporting transverse purlins. The roof trusses are supported on exposed steel columns built into the internal block wall together with intermediate internal steel columns beneath the northern roof light. The intermediate steel columns also provide support for the first-floor balcony that runs along the north side of the building. End gable walls are loadbearing providing outer end support to the roof spans.</p>	<p>Both the main and lobby extension roofs do not show any obvious signs of deterioration in their structure. There was evidence of a minor leak to the roof light above the entrance lobby extension, but this has apparently been dealt with.</p>

Walls	External loadbearing cavity masonry walls (brick & block) with some internal loadbearing blockwork walls.	<p>External walls are of cavity construction with brick external leaf and block internal leaf.</p> <p>To the south-west corner is a small single storey extension providing the entrance lobby that appears to be of cavity block and block wall construction underneath the external render coating.</p>	<p>There was no major evidence of deterioration in the perimeter cavity walls either as a result of environmental attack or foundation inadequacy.</p> <p>The internal blockwork has a painted finish and is in a satisfactory condition. The one exception to this is in the first floor shop/canteen area where there is cracking to the blockwork above the fire exit door.</p> <p>The external wall to the entrance lobby has deteriorating render to the bottom of the south side wall, missing cavity vents and a minor near vertical crack at its third point.</p> <p>Rainwater down pipes to the south side wall have concrete surround to the lower three quarters of their length. This is obviously intended as a protective measure, but the concrete appears to be moving away from the adjacent brick wall.</p>
1 <sup>st</sup> floor	The first floor is some form of lightweight construction, probably timber joists with upper surface of boarding. Examination of its construction was not possible due to floor and ceiling finishes.	Exact details of the construction of the first floor are unknown.	The overall structure of the first floor appears to be firm with no indications of major defects in the supporting structure. However, the surface of the balcony and the meeting room had noticeable undulations to them that could be indicative of moisture having got to the floor boarding causing it to sag (possible chipboard flooring).



Ground Floor	Not possible due to floor finishes	Unknown but due to its "solid" nature, it is probably some form of concrete floor (ground bearing).	No obvious signs of deterioration or overloading.
Foundations	Not exposed	We have assumed that the foundations would be mass concrete strip or trench fill in conjunction with localised pads at column locations.	There was no evidence of any damage to the superstructure that would be indicative of issues with the underlying foundations. Ground conditions (from the British Geological Survey) are sands and gravels on top of mudstone or sandstone deposits so trees, past or present, should not have an effect on the building's foundations.
Hardstandings	As noted.	To the south and west of the centre are vehicle parking areas comprising asphalt surfacing to the vehicle routes and a mixture of asphalt and block paving to the car parking bays.	Asphalt and block paving areas are generally in a good condition.

## 7 Library

The Library is a small rectangular shaped, flat roofed building adjacent to Abbey Sports Centre to the north west corner of Berinsfield's central grassed area. It has its own fenced off enclosure around the building except for on the west side where it abuts the adjacent car parking area.

Library – Structural Assessment			
	Visual inspection	Construction	Condition/ comments
Roof Structure	The external roof covering appears to be some type of bitumastic felt. The exposed soffit of the roof shows the deck structure to comprise a series of panels with galvanised steel edges which may be a form of wood wool cement boards. The boards are supported by the internal blockwork leaf to the ends of the roof and intermediate steel lattice trusses. The lattice trusses are supported by exposed steel columns built into the perimeter blockwork walls.	Flat roof with felt external covering on a panelised roof deck. Steel lattice trusses span across the building (north-south orientation) supported on steel columns built into (but exposed) the internal leaf of blockwork. Two linear roof lights run east west along the building.	There were no obvious signs of deterioration in the roof structure which would be indicative of problems with the external roof finishes.
Walls	External loadbearing cavity masonry walls with some internal loadbearing blockwork walls.	External walls are of cavity construction with brick external leaf and block internal leaf. Possible former full height openings have been partially infilled with normal height windows and masonry infill panels below.  To the northern elevation is a small entrance lobby that appears to be of timber construction, or at least timber clad construction.	There was no major evidence of deterioration in the perimeter cavity walls either as a result of environmental attack or foundation inadequacy. The exception to this was some worn back mortar joints at dpc level. The brick infill panels have slight cracking to their end joints with the original brickwork.  The external timber cladding to the entrance lobby is in need of application of preservative treatment as is the main perimeter



			cladding that runs around the building just below roof level.
1 <sup>st</sup> floor	Not applicable	Not applicable	Not applicable
Ground Floor	Not possible due to floor finishes	Unknown but due to its "solid" nature, it is probably some form of concrete floor, be that ground bearing or suspended.	No obvious signs of deterioration or overloading from its use as a library.
Foundations	Not exposed	We have assumed that the foundations would be mass concrete strip or trench fill.	There was no evidence of any damage to the superstructure that would be indicative of issues with the underlying foundations. Ground conditions (from the British Geological Survey) are sands and gravels on top of sandstone deposits so trees, past or present, should not have an effect on the building's foundations.
Hardstandings	As noted	On plot, the Library has asphalt surfaced paths.	Condition of the on-plot paths is generally good.

## 8 Pavilion

The Pavilion is a linear single storey building located near the northern boundary of the central green area of Berinsfield. It is within its own fenced off compound with on plot car parking to the west that is accessed from the north via Lay Lane.

Pavilion – Structural Assessment			
	Visual inspection	Construction	Condition/ comments
Roof Structure	TBC	The building has a duo pitch tiled roof with hipped ends. External slopes have concrete tiles	External roof slopes are good for line both down and across the slopes that would be indicative of any issues with the supporting structure.
Walls	TBC	External walls assumed cavity construction with brick external leaf and block(?) internal leaf. Linear openings with glass block infill are present to the eastern elevation.	There was no evidence of deterioration in the external brick leaf either resulting from environmental attack or foundation inadequacy. .....
1 <sup>st</sup> floor	Not applicable	Not applicable	Not applicable
Ground Floor	TBC	TBC	TBC
Foundations	Not exposed	We have assumed that the foundations would be mass concrete strip or trench fill.	There was no evidence of any damage to the superstructure that would be indicative of issues with the underlying foundations. Ground conditions (from the British Geological Survey) are sands and gravels on top of mudstone deposits so trees, past or present, should not have an effect on the building's foundations.
Hardstandings	Concrete paving slabs surround all four sides of the building while the adjacent car parking area has an asphalt surfacing	As noted	There is some localised damage to the perimeter concrete slabs. Asphalt surfacing to the car park area is in a good condition.



## 9 Scout Hut

The Scout Hut is a single storey predominantly timber structure that is possibly a legacy hut from the previous airfield use of the locality. It is within a small fenced off plot located between a concrete water tower to the east and light industrial units to the south and west near the northern boundary of Berinsfield. Access to the hut is from the north via the minor access road leading from Fane Drive to the Abingdon Gymnastics Club buildings.

Access was not possible inside the building at the time of the site inspection so only the external envelope of the building could be inspected and commented on. Overall, the building would appear to be poorly maintained and showing signs of its age.

Scout Hut – Structural Assessment			
	Visual inspection	Construction	Condition/ comments
Roof Structure	The hut has a duo pitched roof which is showing its age. There is a section of roof along the eastern side slope that has a temporary repair of plastic sheeting weighed down with timbers.	Appears to comprise asbestos cement panels on top of timber boards.	Roof slopes have a slight sag down their slopes. The temporary roof repair is a rather poor attempt at fixing a probable hole in the roof which could be indicative of general degradation of the roof sheeting. The rainwater guttering to the western elevation is not connected to its downpipe resulting in localised deterioration of the timber boarding beneath the gutter outlet.
Walls	An inspection of the walls was only possible from outside the building. The external elevations of the hut appear to previously have had larger window openings to the longer east and west elevations that have been largely boarded over leaving smaller openings just below roof eaves level.	External horizontal timber boards probably supported by vertical timber studs.	The external timber boards have had surface preservation treatments applied in the past but these are wearing away, especially near ground level. The southern gable as a whole is down to bare timber and is starting to show early signs of localised rot.
1 <sup>st</sup> floor	Not applicable	Not applicable	Not applicable
Ground Floor	No access possible within building	Based on the superstructure construction, it is	No access possible within building

		probably timber boards on timber joists.	
Foundations	Not exposed	The timber superstructure is supported on brick dwarf walls that are probably supported in turn by concrete strip foundations.	There was no obvious evidence of defects in the building superstructure that would be indicative of issues with the assumed strip foundations.
Hardstandings	As noted	Concrete access path from the northern plot boundary to the north end of the building. Predominantly gravel surfacing around the building.	Surface to concrete paving deteriorating (eroding, spalling, cracking) with moss deposits.



## 10 The Berin Centre

The Berin Centre is a single storey building located within its own fenced off plot adjacent to the Sports Centre on the west side of the central green of Berinsfield. To the east of the centre is car parking facilities shared with the adjacent Abbey Sports Centre and Berry Youth Centre.

The building was apparently reclad last year by local company “DGR” in order to improve the thermal efficiency of the building which also involved the introduction of insulation within the roof and walls. This appears to have been a well-executed job which the occupants are pleased with, both from aesthetic and thermal efficiency viewpoints.

The building was bought from the Council last year for a nominal amount so the current occupiers are the building owners.

The Berin Centre – Structural Assessment			
	Visual inspection	Construction	Condition/ comments
Roof Structure	External surface of the roof is felted while the internal is boarded throughout. Inspection of the roof void was not possible as there is no access into the void.	The building is understood to be a modular type building but due to internal and external roof finishes, the nature of the internal structure to the roof was not ascertainable. It is a duo pitch felted roof with minor slopes to external gutters running along north and south long side elevations.	The roof does not show any obvious signs of deterioration
Walls	External wall elevations have plastic boarding which is in a very good condition. Windows are single glazed and seals to a couple of them have deteriorated allowing ingress of rainwater. Internal walls are boarded and generally in a good condition.	The building is understood to be a modular type building but due to internal and external wall finishes, the nature of the internal structure to the walls was not ascertainable.	There were no obvious signs in the walls that would be indicative of any issues with the internal structure of the walls.
1 <sup>st</sup> floor	Not applicable	Not applicable	Not applicable
Ground Floor	Surface floor finishes were present throughout the building preventing	The exact details of the ground floor construction were not ascertainable during	There were no obvious signs (e.g. dips, slopes, bounce) in the floor indicative of any issues

	direct visual inspection of the upper surface while the gap between the ground and the soffit was small preventing easy inspection of the underside.	the inspection. The limited view of the floor soffit appeared to reveal steel beams spanning across the building floor	with the floor or its supports.
Foundations	Not possible, but see comments in "Construction"	The whole building structure is raised slightly off the ground on what appeared (from poor access viewpoint) to be concrete piles with threaded steel adjusters.	There was no obvious evidence of defects in the building superstructure that would be indicative of issues with the assumed piled foundations.
Hardstandings	As noted	The building has perimeter footpaths of concrete pavers with timber access ramps to the north and south elevations. Areas of concrete slab understood to be the remains of former buildings on site exist on the south of the plot.	Generally, the concrete paved paths and timber access ramps appear to be well maintained and in a good condition.



## **Appendix A      Photographic record**

Appendix A1 - Abbey Sports Centre  
Appendix A2 - Abingdon Gymnastics Club  
Appendix A3 - Berinsfield Community Association  
Appendix A4 - Berinsfield Health Centre  
Appendix A5 - Berry Youth Centre  
Appendix A6 - Library  
Appendix A7 - Pavilion  
Appendix A8 - Scout Hut  
Appendix A9 - The Berin Centre

## A.1 Abbey Sports Centre



Western external elevation of pool block



Main entrance between pool block and Berry Youth Centre





Single storey external storage rooms at north end of pool block



Eastern elevation of main sports hall





Eastern elevation of gym



Main sports hall from north east corner





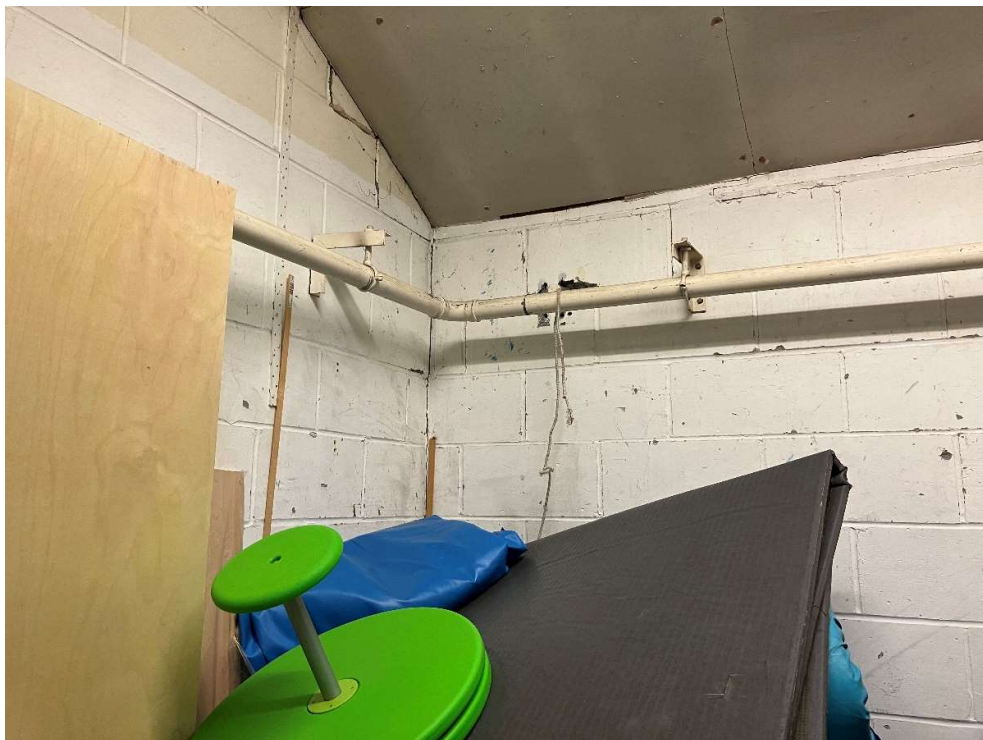
Main sports hall from south west corner



Debonding floor finish 1



Debonding floor finish 2

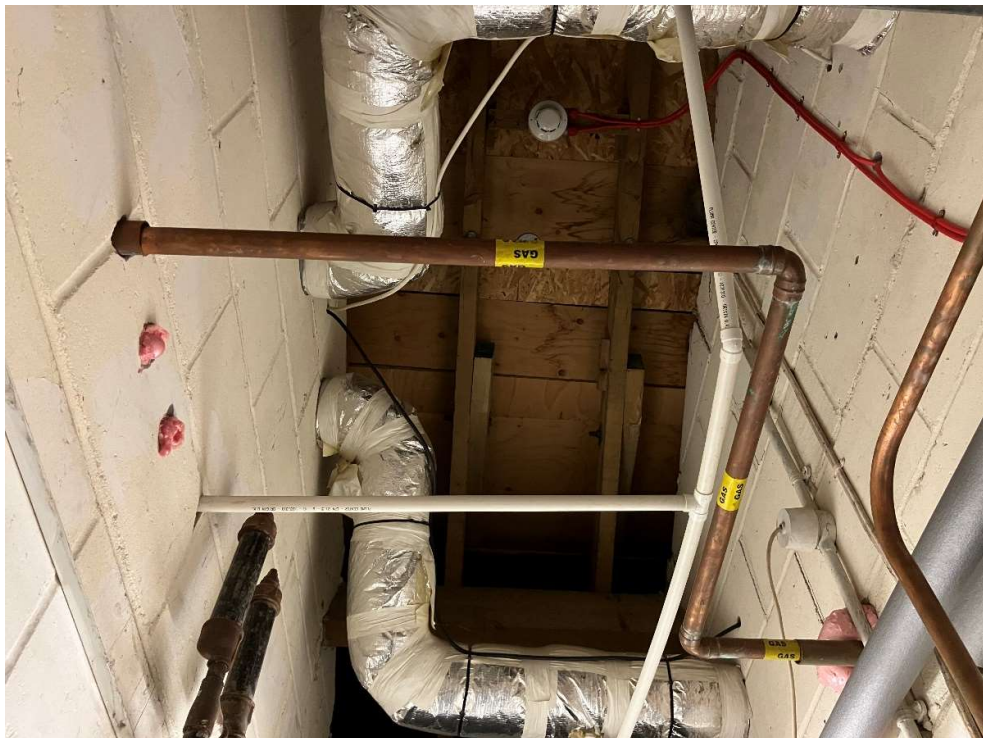


Minor crack to corner of internal blockwork in lean to store at south end of sports hall

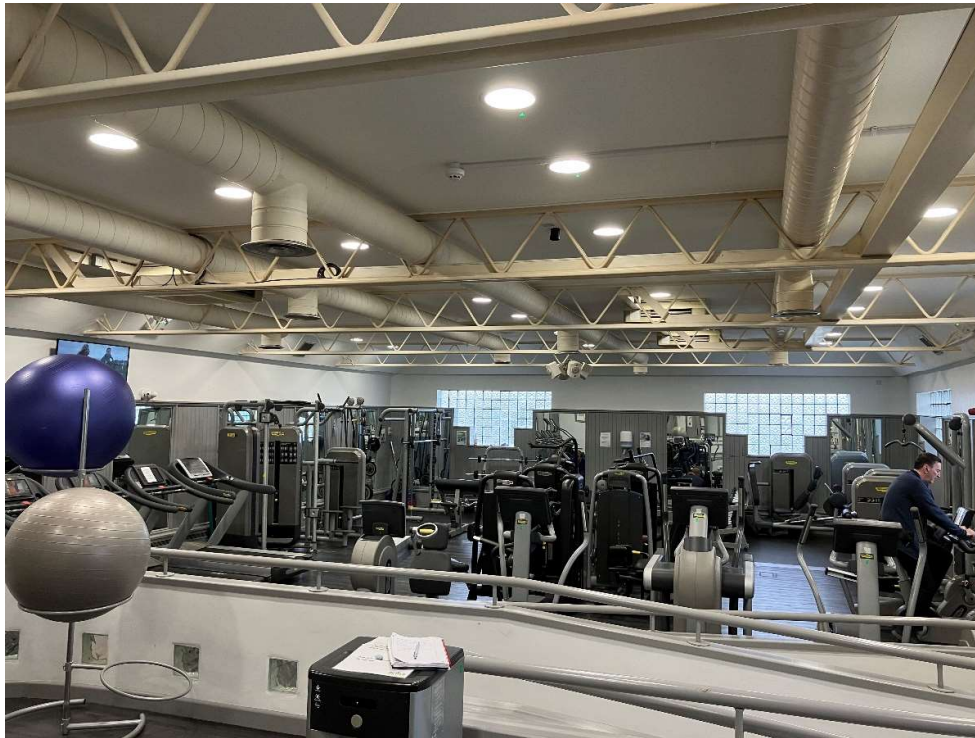




Minor crack to internal blockwork wall at services support location in lean to store at south end of sports hall



Exposed lean to timber roof to former corridor at south end of store



Internal view of gym



Glulam timber roof over swimming pool





Internal view of main entrance foyer



Air handling unit and other plant to south east corner of Berry Youth Centre serving gym





Possible edge of sports hall floor slab supporting external wall



Northern end wall to sports hall with missing joint sealant and filler projecting out from movement joint

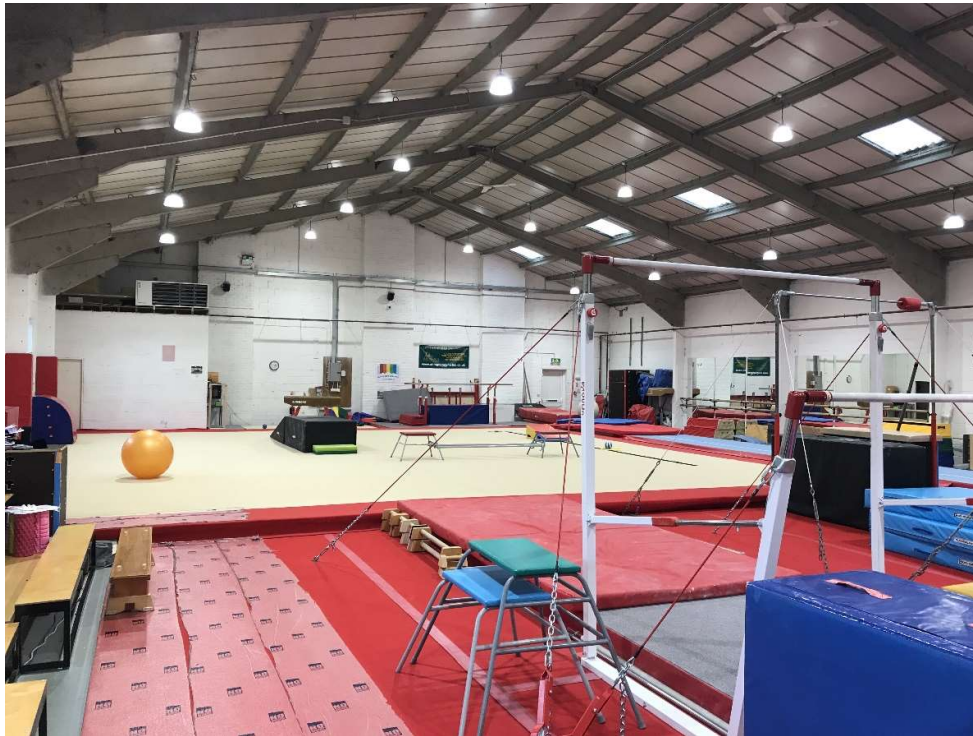




Spalled brickwork and removed concrete encasement to rainwater down pipe on eastern elevation



## A.2 Abingdon Gymnastics Club



Internal view of Building B with precast concrete frame evident



Precast concrete rafters, columns and haunches with purlins visible over the top of the rafter.





External masonry elevation (East of Building B)



Cracking to external (East) elevation of Building B





External masonry elevation with repairs to masonry evident and spalling of brickwork



Concrete hard standing showing areas of significant degradation.

### **A.3 Berinsfield Community Association**



## **A.4 Berinsfield Health Centre**

## A.5 Berry Youth Centre



West end elevation and entrance foyer



Southern elevation





External fire escape from mezzanine floor





Standing seam roof to entrance foyer



Missing cavity vents to side wall of entrance foyer





Near vertical; crack to side wall of foyer





Concrete encasement to rainwater down pipe coming away from external masonry wall

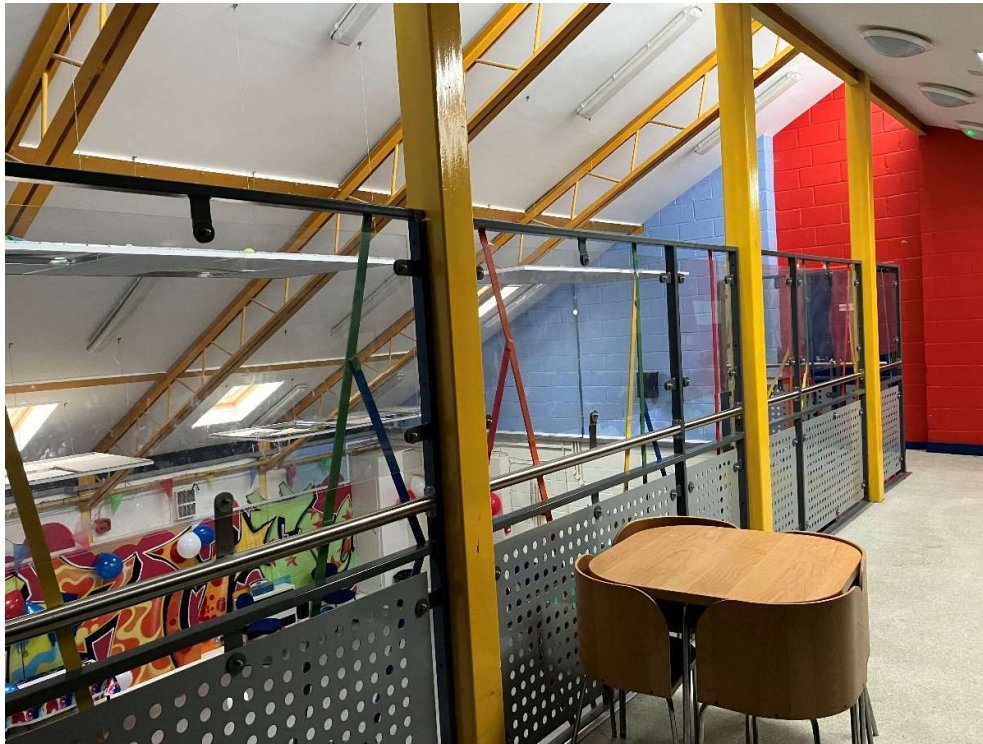




Internal view from south west corner



Internal view of mezzanine and northern roof



Mezzanine and roof

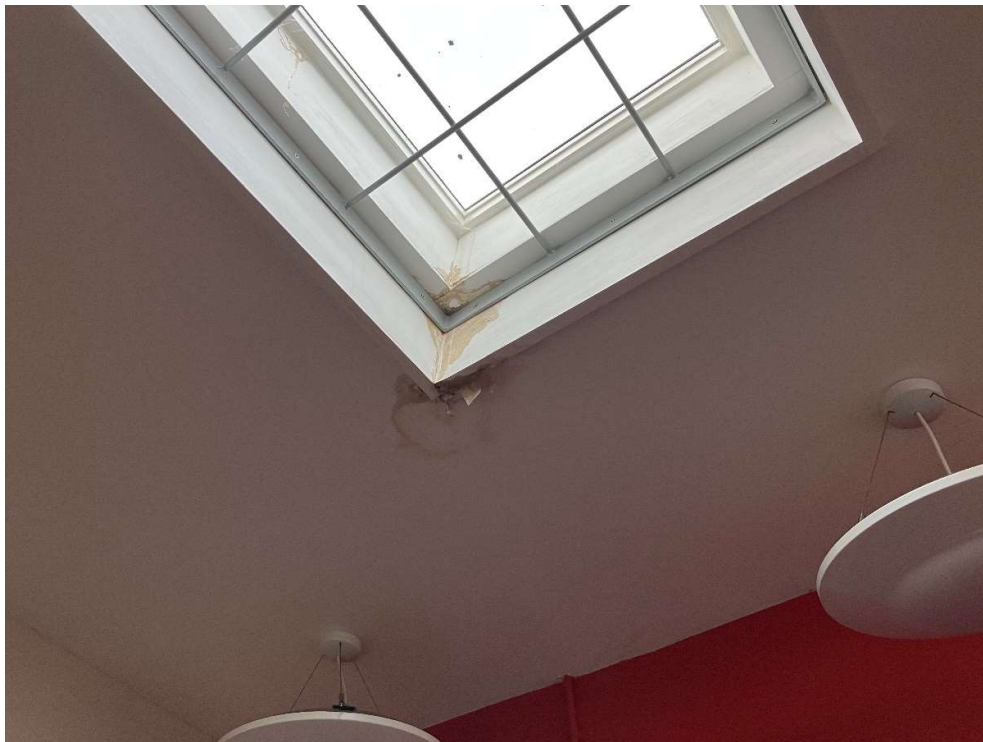


Exposed roof trusses from mezzanine





Exposed roof support beam in mezzanine meeting room



Rainwater penetration at skylight to entrance foyer



Localised damage to internal blockwork leaf of cavity wall above mezzanine fire escape door



## A.6 Library



Western elevation





Northern elevation and entrance



Southern elevation



Entrance lobby





General internal view with exposed roof trusses



Truss end to steel column connection





Short span roof truss to south-east corner of building



Internal loadbearing wall support for short span roof truss



Roof panels



Joint of painted galvanised steel channels between adjacent roof panels



## A.7 Pavilion



Eastern elevation general view



Eastern elevation external brickwork



Western elevation general view



## A.8 Scout Hut



North end gable



North end and west side elevations





Apparent roof repair to eastern roof slope

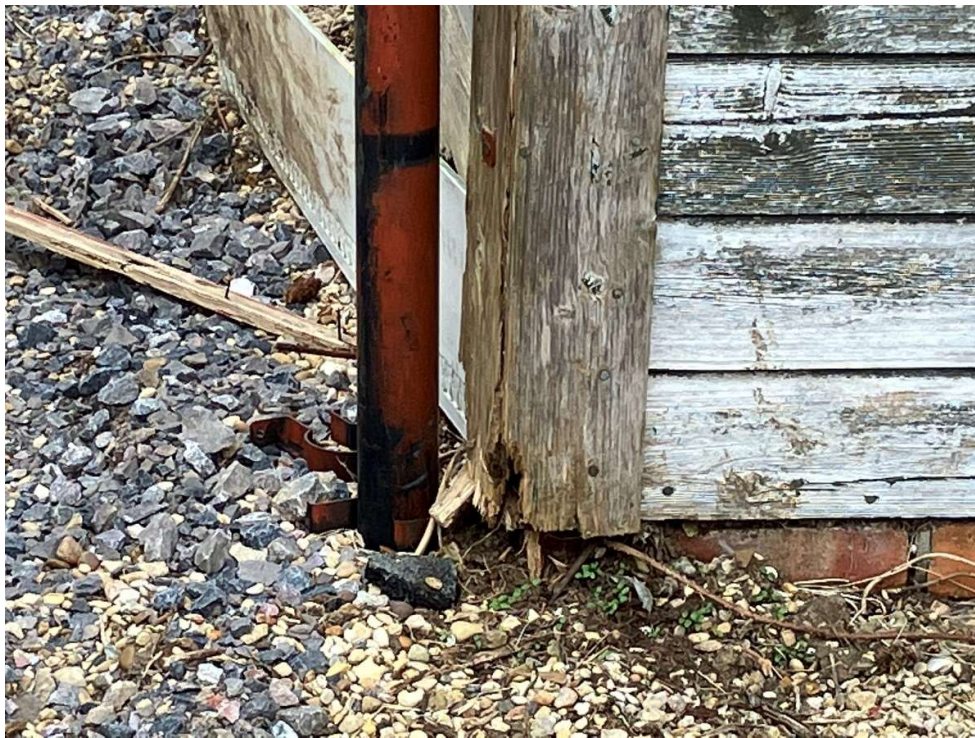


South end gable





Western side elevation viewed from south end



Rotting timber to bottom of south west corner timbers





Disconnected rainwater downpipe to south west corner

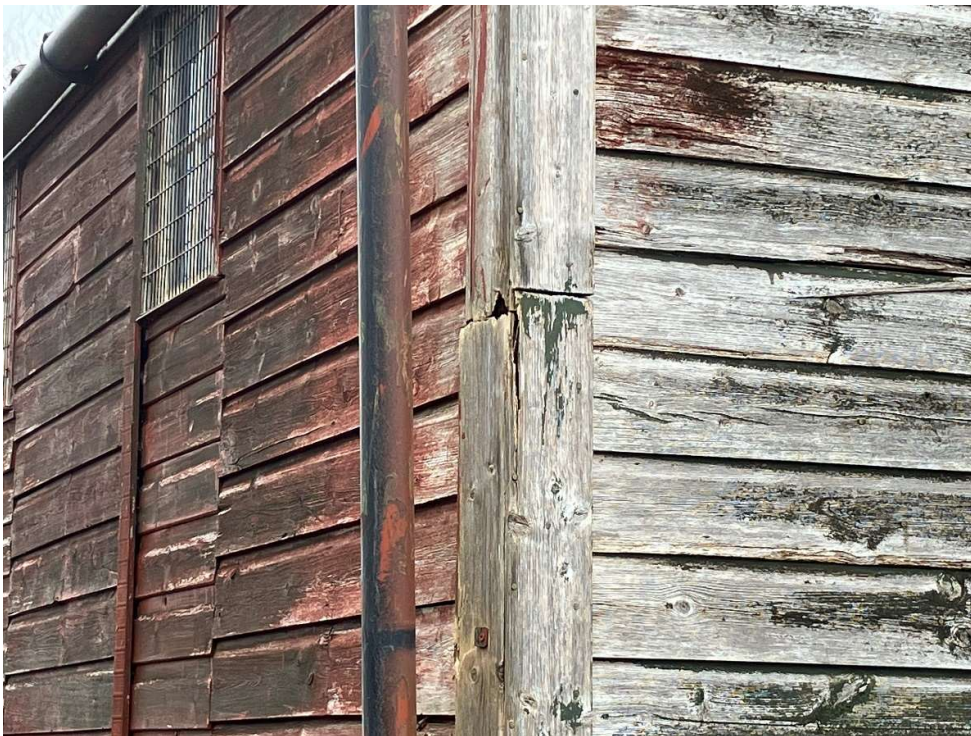


Exposed brick plinth wall to base of southern end gable





Exposed ends of roof boarding beneath asbestos roof sheets



Deteriorating timbers to south-west corner of hut



## A.9 The Berin Centre



Southern elevation



Northern elevation from east end





Northern elevation from west end



Timber access ramp and covered porch to southern elevation





# **Berinsfield Garden Village Community Facilities**

FEASIBILITY COST PLAN

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Client: South and Vale  
Issuing Company: Gleeds Cost Management Ltd  
Project Ref: OXCM0502

Version: 3  
Date: 2<sup>nd</sup> May 2023

## DOCUMENT CONTROL

<b>Project name</b>	Berinsfield Garden Village Community Facilities	<b>Project number</b>	OXCM0502
<b>Date of Issue</b>	2 <sup>nd</sup> May 2023	<b>Version number</b>	3
<b>Document authors:</b>	Purdey Dhillon	<b>Grade</b>	Quantity Surveyor
<b>Approved by:</b>	Lee Boorer	<b>Grade</b>	Project Director
<b>Security classification</b>	Confidential		
<b>Distribution to</b>	Andrew Brown Oxford Architects		
<b>Related project documents</b>	See Appendix C		
<b>Document Control</b>	<b>Version</b>	<b>Notes</b>	
	01	Initial issue	
	02	Updated following comments and updated design options.	
	03	Final version	
<b>Disclaimer</b>	<p>Gleeds Cost Management Limited accepts no responsibility or liability for the consequences of this cost plan and/or this report being used for a purpose other than the purposes for which it was commissioned.</p> <p>The measurements and rates contained in this cost plan and this report must not be relied upon for any purpose other than the formulation of this cost plan itself. Gleeds Cost Management Limited accepts no responsibility or liability for this cost estimate and this report to any party other than the person whom it was commissioned.</p> <p>Gleeds' construction cost forecasts are based upon the latest information available from the supply chain. We would, however, note that the construction industry is experiencing supply shortages, uncertainty in costs, and challenges in materials, labour and site productivity. Many factors contribute to the disruption, including soaring energy bills, which have reignited the cost escalation of energy-intensive products, and Brexit, which has exacerbated labour issues and impacted materials availability. The Russia-Ukraine war is causing a massive humanitarian crisis globally with additional energy price escalation impacting upon the production and pricing of materials and disrupting international trade. Overall, the impact on the construction industry is significant.</p> <p>As such, we highlight that Gleeds' advice is current at the date of issue but, by necessity, is subject to alteration due to ever-changing circumstances and disruptors within the industry.</p>		



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# Executive Summary

## Introduction

Gleeds have been commissioned by Oxford Architects to prepare a pre-tender estimate for the village enhancements, community facilities and public realm of landscaping. This cost plan includes the forecast construction and project costs for the proposed works estimated in accordance with current market rates.

The works prescribed by Oxford Architects are three different Options which have been addressed in this report.

The following table provides a summary of the Project Costs:

Element		Option 1		Option 2		Option 3
Building 1	£	7,368,500	£	9,610,750	£	7,325,000
Building 2	£	6,256,250	£	5,084,750	£	8,319,000
Building 3	£	1,735,000	£	1,735,000	£	1,735,000
Landscape Works	£	3,605,500	£	3,605,500	£	3,605,500
<b>Sub-total</b>	£	<b>18,965,250</b>	£	<b>20,036,000</b>	£	<b>20,984,500</b>
Professional Fees	18%	£ 3,413,745	£	3,606,480	£	3,777,210
Risk & contingency	20%	£ 4,475,799	£	4,728,496	£	4,952,342
Inflation (Excl)	0%	£ -	£	-	£	-
VAT	20%	£ 5,370,959	£	5,674,195	£	5,942,810
<b>TOTAL</b>	£	<b>32,225,753</b>	£	<b>34,045,171</b>	£	<b>35,656,862</b>

Element		Total
Works Package 2 - Other Works		£521,600.00
Professional Fees	18.00%	£93,888.00
Risk & contingency	20.00%	£123,097.60
VAT	20.00%	£147,717.12
		<b>£ 886,303</b>

## Basis of Cost Plan

<b>Estimate Base Date</b>	1Q2023
<b>Project Location</b>	Berinsfield, Oxfordshire
<b>Procurement Strategy</b>	i. Client-led design ii. Single Stage tender in competition iii. JCT Standard form of contract iv. Works completed in a single phase
<b>Construction Commencing and Period</b>	N/A
<b>Gross Internal Area (GIA)</b>	Various
<b>Professional Fees</b>	18%
<b>Risk allowances</b>	20% - Construction 10% & Client / Design Development 10%
<b>Inflation</b>	0% - excluded
<b>VAT</b>	20%

## Key Project Commercial Risks

Current industry pressures can be summarised as follows:

- Labour and skills shortages
- Material shortages resulting in long lead-in times.
- Condition of the existing structure different from as built design information.
- The Russia-Ukraine conflict and the impact it has on material prices.
- The global energy crisis and the effect it is having on material supply



# 1

## ***Project Cost Summary***

## Project Cost Summary –

### Works Package 1

*Breakdown included in Appendix A*

**Estimate Base Date:** 1Q2023.

**Project Location:** Berinsfield, Oxfordshire

**Gross Internal Area (GIA):** various

#### Project Cost On-Costs:

- Professional fees: **18%**
- Risk Allowance: **20%**
- Tender Inflation: **0%**
- VAT Allowance: **20%**

Element		Option 1		Option 2		Option 3
Building 1	£	7,368,500	£	9,610,750	£	7,325,000
Building 2	£	6,256,250	£	5,084,750	£	8,319,000
Building 3	£	1,735,000	£	1,735,000	£	1,735,000
Landscape Works	£	3,605,500	£	3,605,500	£	3,605,500
<b>Sub-total</b>	<b>£</b>	<b>18,965,250</b>	<b>£</b>	<b>20,036,000</b>	<b>£</b>	<b>20,984,500</b>
Professional Fees	18% £	3,413,745	£	3,606,480	£	3,777,210
Risk & contingency	20% £	4,475,799	£	4,728,496	£	4,952,342
Inflation (Excl)	0% £	-	£	-	£	-
VAT	20% £	5,370,959	£	5,674,195	£	5,942,810
<b>TOTAL</b>	<b>£</b>	<b>32,225,753</b>	<b>£</b>	<b>34,045,171</b>	<b>£</b>	<b>35,656,862</b>

#### Project Scope:

- Demolition of existing buildings identified on site
- Demolition, removal of existing hardlandscaping
- Stripout of the existing sports centre areas
- Build new buildings to facilitate the community:
  - Community Association
  - Berin Centre
  - Café
  - Health Centre (inc. Pharmacy)
  - Library
  - Youth Centre
  - Abbey Sports Centre
- Landscape works including soft, hard and selection of trees and street furniture.
- Work Package 2 - Other works as identified by Oxford Architects

Element		Total
Works Package 2 - Other Works		£521,600.00
Professional Fees	18.00%	£93,888.00
Risk & contingency	20.00%	£123,097.60
VAT	20.00%	£147,717.12
	<b>£</b>	<b>886,303</b>



# 2

## ***Basis of Cost Estimate***

**Estimate Base Date**

The 'Estimate Base Date' is 1Q2023.

**Contract & Tendering Strategy**

Assumed as follows:

- Design and build form of contract.
- The use of a standard forms of contract with no significant amendments.
- The tender price/contract sum being obtained through a competitive tendering process.

**Project Programme**

No programme received to date.

**Information**

The site information, drawings, reports, and other project documents on which this cost plan was based are listed at Appendix C of this report.

**Main Contractor's Overheads and Profit**

An allowance of 5% of the combined total of the building works estimate and main contractor's preliminaries estimate has been made for main contractor's overheads and profit.

**Risk Allowances**

Risk Allowances / Contingencies have been included within this cost estimate as follows:

- Design Development Risk: 10%
- Construction Risk: 10%
- Employer Change: 0%
- Employer Other: 0%

**Value Added Tax (VAT)**

VAT has been included at 20% in this cost estimate. Therefore, it is recommended that specialist advice be sought to ensure that the correct rates are applied to the various aspects of the scheme.

**Specification (Quality Parameters)**

The general specification is deemed to be in accordance with the design standards and current legislation for the facilities identified.

**Building Works**

Building works have been measured and described in accordance with the 'RICS New rules of measurement: Order of cost estimating and cost planning for capital building works (NRM 1)' (2nd Edition).

**Professional Fees and Surveys**

The costs for project and design team fees have been included within this cost estimate at 18%.

**Main Contractor's Preliminaries**

An allowance within the building rates has been made for main contractor's preliminaries. Should the scope of the works reduce, we would look to reassess the proportion of the prelims to match the extent of work.

**Inflation**

Inflation at this stage has been excluded in till a programme of works has defined.

**Inclusions / Exclusions**

The inclusions and exclusions contained within this report should be carefully considered as it is not a comprehensive all-in cost estimate. See list at Appendix B.

**Exchange Rates**

It is assumed that all items and activities (materials, components, and equipment and work packages) will be sourced within the UK and will not be subject to price fluctuation due to exchange rates.



# 3

## ***Recommendations***

## Recommendations

In order to continue to drive the project forward, we believe the following next steps should be considered by the Client & Project Team.

1. Commission surveys of the existing site and services to ensure all the necessary works to deliver the scheme are captured within the design.
2. Carry out a review of potential project risks.
3. Firm up Client Brief.
4. Develop an appropriate procurement strategy in light of current market conditions.
5. Establish an agreed budget for the development to enable the consultant team to work with the University to establish a scope of works which meets the project requirements.
6. Provide a project programme to enable Gleeds to accurately forecast the potential aspects of inflation.



## ***Appendix A Cost Breakdown***

# Berinsfield GV CF

## Feasibility Study

### Works Package 1 - Community Hub \_ Option 1

Item	Element	Sub-Element	Q	unit	£	Sub-element £
<b><u>Building 1</u></b>						
1.0	Demolish existing Berinsfield Community Association		920	m2	£184,000	
2.0	Demolish/removal of existing hard landscaping		25	m2	£2,500	
3.0	New build;		2,280	m2	£7,182,000	
4.0	Health Centre (including Pharmacy)		1,350	m2	incl above	
4.0	Library		250	m2	incl above	
5.0	Youth Centre		500	m2	incl above	
6.0	Shared Facilities		180	m2	incl above	
7.0	Allowance for new hard and soft landscaping		-	m2	£0	£7,368,500
<b><u>Building 2</u></b>						
1.0	Demolish existing Library		125	m2	£25,000	
2.0	Demolish existing Berin Centre		250	m2	£50,000	
3.0	Demolish/removal of existing hard and soft landscaping		875	m2	£87,500	
4.0	New build;		2,010	m2	£6,030,000	
5.0	Berinsfield Community Association		1,360	m2	incl above	
6.0	Berin Centre		400	m2	incl above	
7.0	Café		100	m2	incl above	
8.0	Shared Facilities		150	m2	incl above	
9.0	Allowance for new hard and soft landscaping		510	m2	£63,750	£6,256,250.00
<b><u>Building 3</u></b>						
1.0	Retain; Abbey Sports Centre; Full refurbishment		2,000	m2	£1,000,000	
2.0	Upgrade external fabric (perim)		190	m	£285,000	
3.0	New PV panels (say 200 sqm)		200	m2	£110,000	
4.0	New ASHP system		1	item	£150,000	
5.0	New canopy (say 10 sqm)		1	item	£25,000	
6.0	New MUGA		1	item	£115,000	
7.0	Sports Enhancements: Allowance for new floodlights and railing to football pitches		1	item	£50,000	£1,735,000.00
<b><u>Landscape Works</u></b>						
1.0	Soft Landscaping		1,240	m2	£744,000	
2.0	Access Road and Car Park		1,650	m2	£577,500	
3.0	Hard Landscaping, block finish		3,700	m2	£2,220,000	
4.0	New Tree Planting, say 20 number new trees		20	nr	£10,000	
5.0	Allowance for street furniture		1	item	£40,000	
6.0	New external lighting - Allow for LED bollard lighting		30	nr	£9,000	
7.0	Childrens Play Area		100	m2	£5,000	£3,605,500.00
					<b>£18,965,250.00</b>	<b>£18,965,250.00</b>



# Berinsfield GV CF

## Feasibility Study

### Works Package 2 - Community Hub \_ Option 2

Item	Element	Sub-Element	Q	unit	£	Sub-element £
<b><u>Building 1</u></b>						
1.0		Demolish existing Berinsfield Community Association	920	m2	£184,000	
2.0		Demolish/removal of existing hard landscaping	240	m2	£24,000	
3.0		New build;	2,985	m2	£9,402,750	
4.0		Berinsfield Community Association	1,440	m2	incl above	
5.0		Health Centre (including Pharmacy)	1,215	m2	incl above	
6.0		Shared Facilities	330	m2	incl above	
7.0		Allowance for new hard and soft landscaping	-	m2	£0	£9,610,750
<b><u>Building 2</u></b>						
1.0		Demolish existing Library	125	m2	£25,000	
2.0		Demolish existing Berin Centre	250	m2	£50,000	
3.0		Demolish/removal of existing hard and soft landscaping	660	m2	£66,000	
4.0		New build;	1,525	m2	£4,803,750	
5.0		Berin Centre	425	m2	incl above	
6.0		Library	300	m2	incl above	
7.0		Café	140	m2	incl above	
8.0		Youth Centre	440	m2	incl above	
		Shared Facilities	220	m2	incl above	
9.0		Allowance for new hard and soft landscaping	1,120	m2	£140,000	£5,084,750
<b><u>Building 3</u></b>						
1.0		Retain; Abbey Sports Centre; Full refurbishment	2,000	m2	£1,000,000	
2.0		Upgrade external fabric (perim)	190	m	£285,000	
3.0		New PV panels (say 200 sqm)	200	m2	£110,000	
4.0		New ASHP system	1	item	£150,000	
5.0		New canopy (say 10 sqm)	1	item	£25,000	
6.0		New MUGA	1	item	£115,000	
7.0		Sports Enhancements: Allowance for new floodlights and railing to football pitches	1	item	£50,000	£1,735,000
<b><u>Landscape Works</u></b>						
1.0		Soft Landscaping	1,240	m2	£744,000	
2.0		Access Road and Car Park	1,650	m2	£577,500	
3.0		Hard Landscaping, block finish	3,700	m2	£2,220,000	
4.0		New Tree Planting, say 20 number new trees	20	nr	£10,000	
5.0		Allowance for street furniture	1	item	£40,000	
6.0		New external lighting - Allow for LED bollard lighting	30	nr	£9,000	
7.0		Childrens Play Area	100	m2	£5,000	£3,605,500
					<b>£20,036,000</b>	<b>£20,036,000</b>

# Berinsfield GV CF

## Feasibility Study

### Works Package 1 - Community Hub \_ Option 3

Item	Element	Sub-Element	Q	unit	£	Sub-element £
<b><u>Building 1</u></b>						
1.0		Demolish existing Berinsfield Community Association	920	m2	£184,000	
2.0		Demolish existing Library	125	m2	£25,000	
3.0		Demolish/removal of existing hard landscaping	285	m2	£28,500	
4.0		New build;	2,250	m2	£7,087,500	
5.0		Health Centre (including Pharmacy)	1,400	m2	incl above	
6.0		Library	250	m2	incl above	
7.0		Youth Centre	400	m2	incl above	
8.0		Shared Facilities	200	m2	incl above	
9.0		Allowance for new hard and soft landscaping	-	m2	£0	£7,325,000
<b><u>Building 2</u></b>						
1.0		Demolish existing Berin Centre	250	m2	£50,000	
2.0		Demolish/removal of existing hard and soft landscaping	635	m2	£63,500	
3.0		New build;	2,605	m2	£8,075,500	
4.0		Health Centre (including Pharmacy)	1,800	m2	incl above	
5.0		Berin Centre	425	m2	incl above	
6.0		Café	240	m2	incl above	
7.0		Shared Facilities	140	m2	incl above	
8.0		Allowance for new hard and soft landscaping	1,040	m2	£130,000	£8,319,000
<b><u>Building 3</u></b>						
1.0		Retain; Abbey Sports Centre; Full refurbishment	2,000	m2	£1,000,000	
2.0		Upgrade external fabric (perim)	190	m	£285,000	
3.0		New PV panels (say 200 sqm)	200	m2	£110,000	
4.0		New ASHP system	1	item	£150,000	
5.0		New canopy (say 10 sqm)	1	item	£25,000	
6.0		New MUGA	1	item	£115,000	
7.0		Sports Enhancements: Allowance for new floodlights and railing to football pitches	1	item	£50,000	£1,735,000
<b><u>Landscape Works</u></b>						
1.0		Soft Landscaping	1,240	m2	£744,000	
2.0		Access Road and Car Park	1,650	m2	£577,500	
3.0		Hard Landscaping, block finish	3,700	m2	£2,220,000	
4.0		New Tree Planting, say 20 number new trees	20	nr	£10,000	
5.0		Allowance for street furniture	1	item	£40,000	
6.0		New external lighting - Allow for LED bollard lighting	30	nr	£9,000	
7.0		Childrens Play Area	100	m2	£5,000	£3,605,500
					<b>£20,984,500</b>	<b>£20,984,500</b>



## ***Appendix B – Inclusions & Exclusions***

## Inclusions and Exclusions

Ref	Item	Included	Excluded	N/A	Comments
		✓	X	X	
1	Costs in connection with land acquisition			X	
2	Costs in connection with funding of project			X	
3	Fees in connection with Planning and other statutory procedures	✓			
4	Demolition works	✓			
5	Extra cost of disposing of hazardous and non-hazardous excavated material		X		
6	Removal of asbestos in the ground		X		
7	Direct works by Employer		X		
8	Effects of exchange rates		X		
9	Effects of inflation	✓			
10	Removal of toxic waste		X		
11	Treatment of invasive plant growth		X		
12	Restricted working hours and/or routines		X		
13	Costs in connection with diversion of existing site services		X		
14	Costs in connection with upgrading existing site services		X		
15	Fees in connection with Project and Design Team consultants	✓			
16	Fees in connection with Specialist consultants		X		
17	Fees and charges in connection with site investigations	✓			
18	Fees in connection with Specialist support consultants (including Letting agents, Legal, Tax adviser, etc.) investigation fees and charges		X		
19	Main Contractor's pre-construction fees		X		
20	Fees in connection with Main Contractor's design consultants			X	



Ref	Item	Included	Excluded	N/A	Comments
		✓	X	X	
21	Fees in connection with Building Control or similar	✓			
22	Fees in connection with other agreements between Client and neighbours to facilitate project completion		X		
23	Fees in connection with licences, permits and agreements not normally paid by Contractor		X		
24	Adoption charges in connection with highways			X	
25	Costs in connection with maintenance of highways			X	
26	Adoption charges in connection with services – i.e., sewerage, water, electricity and gas		X		
27	Costs in connection with maintenance of services – i.e., sewerage, water, electricity and gas		X		
28	Direct financial contributions in connection with planning consent		X		
29	Works outside the boundary of the site/working area		X		
30	VAT	✓			

## ***Appendix C – Information Register***



## Drawings and Information

Ref	Drawing/Document Title	Drawing/Document Number	Revision	Date Received	Author
1.0	Option 1 Axonometric	-	-	22 <sup>nd</sup> March 2023	Oxford Architects
2.0	Option 1 Proposed Site Plan	-	-	22 <sup>nd</sup> March 2023	Oxford Architects
3.0	Option 1_Schedule of Accommodation	-	-	22 <sup>nd</sup> March 2023	Oxford Architects
4.0	Option 2_Proposed Site Plan	-	-	22 <sup>nd</sup> March 2023	Oxford Architects
5.0	Option 2_Schedule of Accommodation	-	-	22 <sup>nd</sup> March 2023	Oxford Architects
6.0	Option 3 - Sketch	-	-	22 <sup>nd</sup> March 2023	Oxford Architects
7.0	Option 3_Schedule of Accommodation	-	-	22 <sup>nd</sup> March 2023	Oxford Architects





## Listening Learning Leading



OXFORD ARCHITECTS