

Mapledurham Playing Fields Consultation *Have Your Say*

Overview

Reading Borough Council (the **Council**) is the trustee of the Recreation Ground Charity at Mapledurham (registered charity no. 304328) (the **Charity**). As trustee, it is responsible for delivering the object of the Charity, which is the provision and maintenance of the recreation ground at Mapledurham (the **Ground**) for the benefit of the inhabitants of the Parish of Mapledurham and the Borough of Reading without distinction of political, religious or other opinions (the **Beneficiaries**).

The Council has received two proposals relating to the Ground and is undertaking this consultation in its capacity as trustee of the Charity to seek Beneficiaries' views on those proposals, particularly in relation to the Amenity Value of the Ground (i.e. the value of the Ground for recreation).

- **Proposal from Education Funding Agency:**
To lease part of the Ground to build a school and to provide £1.36 million to improve facilities.
- **Proposal from Mapledurham Playing Fields Foundation:**
To lease all of the Ground so they may fund raise to improve facilities and manage the Ground, without any loss of open space.

More detail is provided in this document.

Please note that responsibility for decisions in relation to the Charity and the Ground has been delegated to a Sub-Committee of the Council (the Mapledurham Playing Fields Trustees Sub-Committee). The members of this Sub-Committee are referred to in this document as the Trustees.

We want to hear your views regarding these proposals.

You can respond and view all documents on-line at:
www.reading.gov.uk/mapledurhamplayingfields

Or why not visit Caversham Library where you can view proposals in full. Alternatively, you can return your completed Feedback Form on the back of this document to: **Mapledurham Consultation**, Civic Offices, Bridge Street, Reading. RG1 2LU.

Closing date for response: 25 September 2017



Background

The Charity owns the freehold title to the 25 acres of land which make up the Ground.

The playing fields provide for a number of sports and activities shown on **Map 1**.

The Ground provides for a wide variety of activities and a Pavilion which includes limited changing (for users of the Ground) but which is in poor condition and does not meet current standards.

The Pavilion also includes a hall, kitchen and meeting space, which have been closed for over a year and requires major building work before they can be reopened.

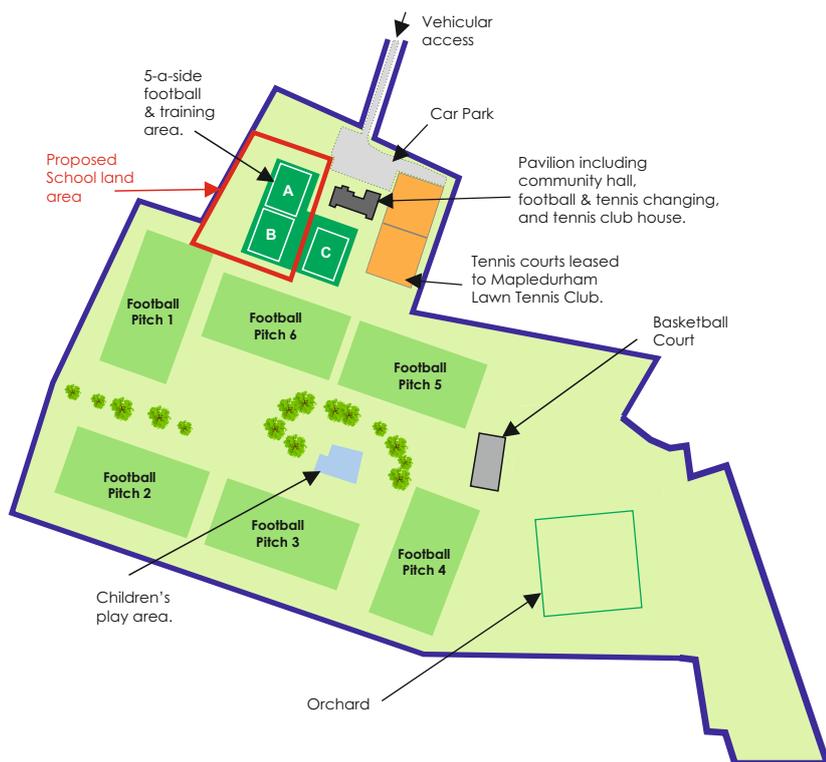
1.1 While the Council provides support for the Charity, it has very limited financial resources. Over the last few years the Charity's income was between £15K and £20K per annum while its expenditure is normally between £40K and £50K, the Council providing a grant to the Charity of about £30K per annum.

The Charity's income is generated primarily by letting space at the Ground and the Pavilion (when open) and is subsidised by the Council out of its own resources as local authority.

1.2 The Council does not currently have the financial resources available to it to pay for any capital improvements to the recreational facilities at the Ground. While the Council has allocated £85,000 from its own resources to help pay for the refurbishment or replacement of the Pavilion at the Ground, this sum is not sufficient to pay for the refurbishment or reconstruction of the Pavilion which is required in order to make it fit for purpose.

1.3 The Council understands that the Warren and District Residents Association (WADRA) has raised £75K with a further £25K promised towards the refurbishment of the Pavilion. WADRA has stated that this funding will only be released should the EFA proposal not proceed.

Map 1 NOT TO SCALE



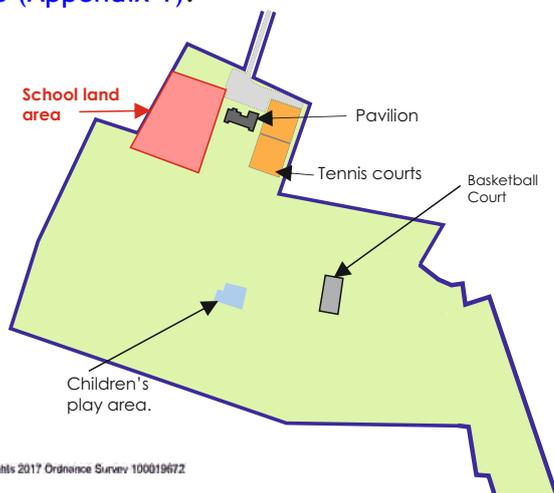
2 Proposal from Education Funding Agency

2.1 The Secretary of State for Communities and Local Government, acting by the Education Funding Agency (the EFA), has made an offer to the Council to take a 125 year lease (the **Lease**) of part of the Ground for use as the site for a free school (see Plan A). The conditions relating to the proposed Lease are set out in an outline document called Heads of Terms which may be viewed [here](#) (Appendix 1).

2.2 If the Trustees were to agree to grant the Lease proposed by the EFA (see Plan A), the Charity will receive a payment of £1,360,000. (This is known as the **Payment** in this document).

2.3 In return for the Payment, the Trustees would grant the Lease to the EFA of 1.231 acres of the Ground (less than 5% of the total acreage of the Ground). The part of the Ground which would be subject to the Lease is outlined in red on Plan A.

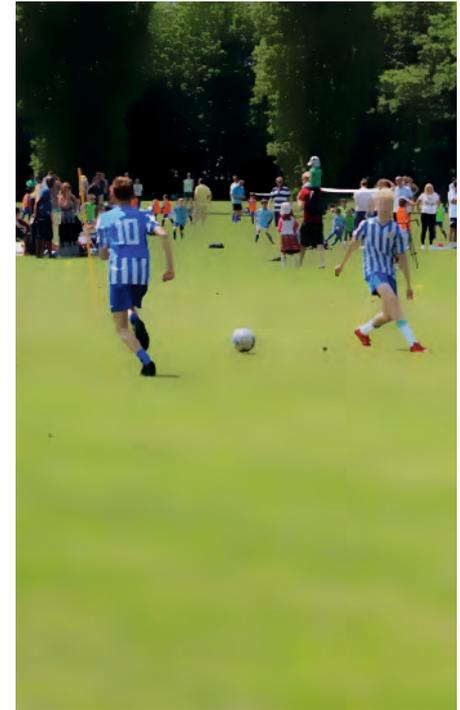
Plan A



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2.4 The Trustees have obtained a report (the **Amenity Report**) from the Council's Leisure and Recreation Manager in relation to the amenities that would be affected by agreeing to grant the Lease to the EFA. The full Amenity Report is available [here \(Appendix 3\)](#) but the key points are:

- The highest quality pitch (pitch 1 on Map 1) will be constrained in how it is used and maintained, reducing its availability and standard.
- Two 5 a side pitches/training areas A and B (on Map 1) will be lost.
- Previous proposals to upgrade changing rooms to meet current Sport England standards by rebuilding them to the west of the Pavilion will no longer be possible.
- The overflow car parking next to the Pavilion area will be lost.
- The area of trees to the north of the Ground will have a significantly lower Amenity Value than at present.
- The effective space for recreation will be reduced.
- The number of people aware of and using the Ground may increase as a result of greater awareness of the Ground due to the increased footfall to the proposed free school.
- The visual amenity of the Ground will be affected.



2.5 The Trustees have obtained a report from a firm of independent professional surveyors called **Bruton Knowles** (the **Bruton Knowles Report**) in relation to the impact of the grant of the Lease to the EFA on the Amenity Value of the Ground. The full **Bruton Knowles Report** is available [here \(Appendix 4\)](#) but the key comments are:

- The EFA will pay to upgrade and enhance the existing access to the Ground to a Highway Standard, this being widened to 4.8m, thereafter allowing for two way traffic. Such an improvement will reduce traffic congestion and improve the use of Ground, as well as minimising the Charity's cost of maintaining the existing access in the short/medium term. Future maintenance costs will be shared with the EFA on a 'user pays' basis. Greater pressure on access was identified within the Amenity Report - the EFA proposal appears, subject to planning, to be a deliverable solution and of benefit for the part of the Ground which would not be subject to the Lease to the EFA, enhancing the Amenity Value of the Ground.
- The EFA will upgrade/surface the existing unmade car parking spaces, enhancing the use of the Ground and reducing short and medium term maintenance costs. Future maintenance will also be on a "user pays" basis with the EFA.
- The EFA have confirmed that they will improve services (utilities) into their development of the school, which the Charity will be given rights to connect to (at the Charity's cost). This may assist with the regeneration of the Pavilion and reduce associated costs.
- The EFA will provide improved lighting and security to the access and car parking, thereby enabling the Ground to be used more safely and extensively, particularly during winter months.
- A Community Use Agreement is a condition for exchange of contracts with the EFA. It will provide the opportunity to agree terms which should result in the improved use of Ground and school facilities for the benefit of the Charity's Beneficiaries. Increased use of facilities may help to increase the sustainability of the Pavilion when it is regenerated and maintenance costs for the Ground will be supported through EFA funding.
- Use of the school hall by Beneficiaries is likely to provide an additional facility for alternative sporting facilities such as indoor football and badminton.
- The EFA development will be built in such a way that the facilities widen the reach and attraction to groups of people currently excluded through impairments.

2.5 Cont.

- The EFA has confirmed that boundary treatments will be agreed to be undertaken in a sensitive way with appropriate landscaping and planting to protect the natural setting and the Ground.
- The EFA proposal does reduce overflow car park space to the north of the proposed new school boundary, but not entirely and furthermore new school parking spaces will be available for Beneficiaries. The new access to the school over the part of the Ground which is not subject to the Lease will require careful planning and traffic management. The EFA has accepted this and confirmed that a travel plan will be agreed through the planning process, which will seek to limit unnecessary traffic - the Community Use Agreement will be used to further clarify how different community groups can make best and most efficient use of available car parking and the access.
- The loss of pitches A and B and possible short term impact on pitch C may be regarded as a negative impact on the Amenity Value of the Ground. However the completion of a landscape plan will define how a reconfiguration of the existing playing fields can offset this negative impact with the Payment from the EFA, with the possible provision of a new artificial turf pitch.
- The loss of land and impact upon trees to the north of the Ground, as well as the likely removal of 4 poplar trees to enable a reconfiguration of playing pitches, can be offset through a planned tree planting scheme(s) which can enhance the appearance of the Ground whilst concurrently encouraging biodiversity, flora and fauna for the benefit and enjoyment of Beneficiaries.

2.6 In summary, the grant of the Lease would generate a capital sum of £1,360,000 which the Trustees would be able (and legally obliged) to spend by enhancing the Amenity Value of the Ground, but would also reduce the area of the Ground which is available for use as a recreation ground by Beneficiaries. In addition to the Payment of £1,360,000, the Council has identified the sum of £85,000 which it could apply to advance the recreational objects of the Charity. The Trustees understand that the Warren and District Residents' Association ("WADRA") has also raised £75,000 (with another £25,000 committed) which could also potentially be made available to advance the Charity's recreational objects. However, the Trustees' understanding is that this funding will only be released if the EFA proposal **does not** proceed, due to WADRA's concerns over the sustainability of the Pavilion if the school is built. The total amount that could be available to the Charity for its recreational objects if the EFA proposal were to proceed (and assuming no contribution from WADRA) would be £1,445,000.

3 Proposal by Mapledurham Playing Fields Foundation

- 3.1 Mapledurham Playing Fields Foundation (**MPFF**) www.ProtectMPF.uk, (Appendix 6) is a charity established to provide or assist in the provision of recreational facilities at the Ground in the interests of social welfare for recreation or other leisure time occupation where such facilities are to be available to members of the public at large, with the object of improving the conditions of their lives.
- 3.2 MPFF has made a proposal to the Trustees (referred to as the **Fit4All proposal**) which envisages that the Trustees should grant a lease of all of the Ground of 30 years to MPFF which would enable MPFF to make all decisions in relation to the management and improvement of the Ground during the term of the lease and which is also intended to enable it to raise funds to enhance the Amenity Value of the recreational facilities at the Ground. The proposed lease would be granted at a peppercorn rent, so that MPFF would rely upon its ability to raise funds from third party sources (including obtaining some bank lending) in order to make improvements, but in the Trustees' view access to funds is less certain. A copy of the Fit4All proposal is set out in [Appendix 2](#) and is also available at www.reading.gov.uk/mapledurhamplayingfields.
- 3.3 MPFF has confirmed that it has received an assurance from WADRA that the sum of £95,000 it has raised (or had committed) for the refurbishment of the Pavilion at the Ground could be used by MPFF to contribute towards the refurbishment.
- 3.4 The Trustees understand that WADRA will only make this funding available to MPFF if the proposed Lease to the EFA does not proceed. The Trustees also understand that, from the perspective of MPFF, the Fit4All proposal is only available if the proposed grant of the Lease to the EFA does **not** proceed.

4 What is this consultation about?

- 4.1 The Trustees have previously concluded that, in principle, the EFA's proposal to take the Lease is, subject to contract, capable of being in the best interests of the Charity (i.e. because it is considered to be capable of enhancing the Amenity Value of the Ground) and should therefore be pursued in line with the Heads of Terms.
- 4.2 As trustee of the Charity, the Trustees must ultimately decide whether granting the Lease to the EFA is (or is not) in the best interests of the Charity and its ability to advance its charitable recreational objects. While this is ultimately a decision for the Trustees, the views of the Charity's Beneficiaries are obviously very important.
- 4.3 This consultation is therefore intended to seek the views of the Beneficiaries of the Charity on the following issues:
- 4.3.1 If the Trustees were to grant the Lease to the EFA, how should they consider applying the Premium of £1,360,000 in order to best enable the Charity to provide the Ground for recreation?
- 4.3.2 Is the grant of the Lease to the EFA likely to enhance the Amenity Value of the Ground for Beneficiaries?
- 4.3.3 Or should the Trustees prefer the Fit4All proposal made by MPFF?
- 4.3.4 If the Lease is granted to the EFA, should the Trustees take steps to impose a legal restriction on the remainder of the Ground in order to ensure that it can only be used by the Charity for recreational purposes in the future?
- 4.4 The remainder of this document explains these questions in more detail and provides some more information to help you decide how you wish to respond.

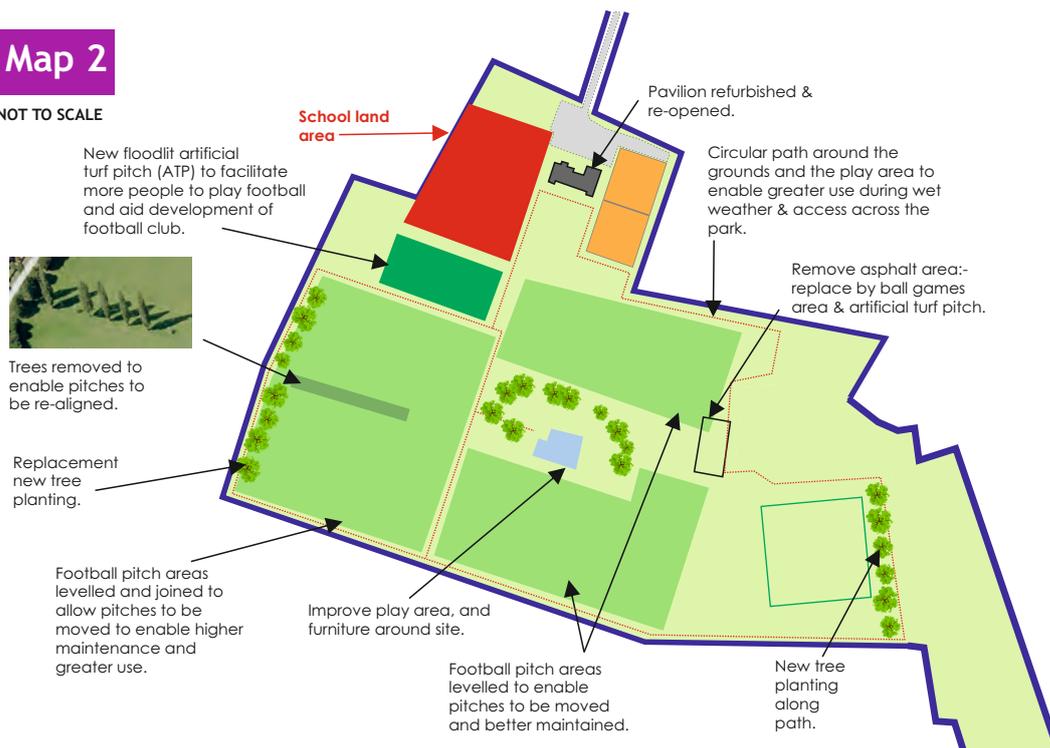
5 Issue 1 If the Lease is granted to the EFA and the Payment is received, how should it be used by the Charity?

- 5.1 In the Trustees' view, whether granting the Lease to the EFA is in the best interests of the Charity and its ability to advance its charitable recreational objects will depend upon whether and how the Payment (and other available funding) can be applied to enhance the Amenity Value of the Ground for the Beneficiaries in a way which outweighs the loss of Amenity Value attributable to the grant of the Lease.

A number of possible improvements have been identified along with an indicative cost estimate.

Map 2

NOT TO SCALE



The following two questions seek the Beneficiaries' views on the options open to the Trustees in seeking to apply the Payment to enhance the Amenity Value of the Ground.

5.2 Question 1A

If the Lease were to be granted to the EFA, do you think the enhancements based upon the proposal in Map 2 are likely to enhance the Amenity Value of the Ground for use by the Beneficiaries?

Please give your response on the Feedback Form at the back of this document.

5.3

IF INCLUDED
IN PLAN 2

Elements included/not currently included:

A	Pavilion Refurbishment/Rebuilding, maintaining a similar layout to existing	£450k - £800k	<input checked="" type="checkbox"/>
B	A perimeter footpath and linking paths to play area and ball court. Likely to promote use of the walk in wet periods.	£125k - £150k	<input checked="" type="checkbox"/>
C	Entrance improvements such as gates, signs and link to in perimeter path	£25k - £50k	<input checked="" type="checkbox"/>
D	Small Floodlit Artificial Turf Pitch (60mx40m capable for small 7v7 games)	£385k	<input checked="" type="checkbox"/>
E	New furniture (seats/bins etc)	£10K - £20K	<input checked="" type="checkbox"/>
F	New tree planting next to selected paths	£20K - £30K	<input checked="" type="checkbox"/>
G	Grass football pitch improvements	£50k - £100k	<input checked="" type="checkbox"/>
H	Upgrade Small Floodlit Turf Pitch to Full size Floodlit Artificial Turf Pitch	£500k	<input checked="" type="checkbox"/>
I	Play Area - Upgrade and relocate next to Pavilion (*upgraded but not moved)	£150k* - £200k	<input checked="" type="checkbox"/>
J	Fitness stations around perimeter path	£25k - £50k	<input checked="" type="checkbox"/>
K	Relocate asphalt area nearer to school	£60 - £100k	<input checked="" type="checkbox"/>
L	Boundary improvements	£15k	<input checked="" type="checkbox"/>
M	A sum reserved for future maintenance and capital investment	£100K - £200K	<input checked="" type="checkbox"/>

5.4

Question 1B

Do you think these (or different) options should be included in the proposal referred to in Question 1A? If so, please identify these on the Feedback Form at the back of this document.

6

Issue 2

Is the grant of the Lease to the EFA likely to enhance the Amenity Value of the Ground for Beneficiaries?

6.1

As explained, the Trustees' view is that whether granting the Lease to the EFA is in the best interests of the Charity and its ability to advance its charitable recreational objects will depend upon whether the Payment (and other available funding) can be used to enhance the Amenity Value of the Ground for the Beneficiaries in a way which outweighs the loss of Amenity Value attributable to the grant of the Lease.

Question 2

With the options referred to in relation to Question 1 in mind, Question 2 seeks the views of Beneficiaries about whether the grant of the Lease to the EFA and the receipt of the Premium is very likely, more likely, less likely or not likely to enable the Charity to enhance the Amenity Value of the Ground, taking into account in particular whether the benefits of enhancement are likely to outweigh the loss of Amenity Value attributable to the grant of the Lease to the EFA.

Please respond on the Feedback Form at the back of this document.



7 Issue 3 Should RBC prefer the Fit4All proposal to the EFA proposal?

- 7.1 The Fit4All proposal ([Appendix 2](#)) as described at 3.2 envisages that the Trustees would lease all of the Ground (including the Pavilion) to MPFF which would enable them to make all decisions relating to the management and improvement of the Ground during the term of the lease. MPFF intend to raise funds through sources such as voluntary activity, from third parties and some bank lending to refurbish the Pavilion and improve the Ground over time. This would not involve the loss of part of Ground but in the Trustees' view MPFF's access to funds is less certain.
- 7.2 The Trustees' view is that there are potential benefits to the Charity and the Amenity Value of the Ground in exploring whether it is possible to both accept the EFA proposal (so that the Payment is available to the Charity) and to progress the MPFF proposal.

Question 3A *Have Your Say*

MPFF regard their Fit4All proposal as an alternative to the EFA proposal. The Trustees would be grateful for Beneficiaries' views as to whether the Trustees should consider only the MPFF proposal and reject the EFA proposal or whether the Trustees should consider only the EFA proposal and reject the current MPFF proposal.

Please give us your views on the Feedback Form at the back of this document.

Question 3B *Have Your Say*

The Trustees would be grateful for Beneficiaries' views as to whether, if the EFA proposal is accepted, it would or would not be in the interests of the Charity for the Trustees to seek to progress discussion of the Fit4All proposal with MPFF on the basis set out in paragraph 7.2 of this document.

Please give us your views on the Feedback Form at the back of this document.

8 Issue 4 If the Lease is granted to the EFA, should the Trustees take steps to impose a legal restriction on the remainder of the Ground in order to ensure that it can only be used by the Charity for recreational purposes in the future?

- 8.1 The Trustees are aware of concerns raised previously by some Beneficiaries that the grant of the Lease to the EFA would "open the door" to further disposals of parts of the Ground in the future which would have an impact on its Amenity Value for Beneficiaries.
- 8.2 While the EFA and Fit4All proposals are the only such disposals which the Trustees are currently considering, the Trustees have looked at the options open to them in order to secure the use of the Ground for recreational purposes only in the future.
- 8.3 The Trustees have identified that it would be possible for them to enter into an arrangement with Fields in Trust which could have this effect. Fields in Trust (previously known as The National Playing Fields Association) is a registered charity (registered number 306070), whose purpose is to promote the provision and maintenance of recreational grounds and other facilities for the public.
- 8.4 Fields in Trust operates a scheme which allows the owners of recreational space to enter into a covenant with Fields in Trust not to dispose of that space without Fields in Trust's consent.

Question 4 *Have Your Say*

The Trustees would be grateful for Beneficiaries' views as to whether they should seek to discuss how an arrangement of this kind could work in relation to the Ground with Fields in Trust.

Please give us your views on the Feedback Form at the back of this document.



9 Responding to this consultation

- 9.1 This consultation document has been issued on Friday 14 July and will be open for a period of 10 weeks, ending on 25 September. Responses received by the Council after the closing date will not be considered.
- 9.2 Beneficiaries are encouraged to respond to this document in the following ways:
- 9.2.1 Responses can be submitted online, by email or by the paper copy Feedback Form.
- 9.3 Beneficiaries should please ensure that before responding they read the important information set out in section 11 of this document.

10 What will happen after this consultation?

- 10.1 As explained above, the Trustees have concluded that, in principle, granting a Lease to the EFA is capable of being in the best interests of the Charity because the Payment (and other available funding) will enable the Amenity Value of the Ground to be enhanced.
- 10.2 However, before any final decision is taken by the Trustees to grant the Lease proposed by the EFA, the following steps must be taken:
- 10.2.1 Following the close of this consultation with Beneficiaries, the Trustees will review and consider all responses and take them into account in relation to any decision. This is expected to take approximately 4 weeks.
- 10.2.2 If, having reviewed and considered the consultation responses, the Trustees remain of the view that granting the Lease proposed by the EFA is capable of being in the best interests of the Charity, the Council will need to make an application to the Charity Commission for its consent to the grant (or confirmation from the Charity Commission that no such consent is required).
- 10.2.3 If, on the other hand, the Trustees conclude that granting the Lease to the EFA would not be in the best interests of the Charity, they will not proceed with the EFA proposal and will, taking into account the responses to this consultation, consider what (if any) other steps it should take in relation to the Charity and the Ground, including progressing the Fit4All proposal and/or engaging in discussion with Fields in Trust.
- 10.3 As has been the approach to date, decisions in relation to the Charity and the Ground will continue to be made transparently, with public access to the papers made available to the Trustees and to meetings of the Trustees.



11 Important Information

- 11.1** This document has been prepared and issued by the Council solely and exclusively in its capacity as trustee of the Charity and not its capacity as local planning authority or local education authority. This document has also been issued in compliance with section 121 of the Charities Act 2011.
- 11.2** Only Beneficiaries are eligible to respond to this consultation. In order to qualify as a Beneficiary, you must be a resident of the Parish of Mapledurham or the Borough of Reading aged 16 or over at the time you make your submission. Each resident can only make one submission in response to this consultation. The Council will take steps to verify this and will not take into account any or (at its discretion) only one of multiple submissions made by the same Beneficiary.
- 11.3** Consultation responses should relate only to the Charity's recreational purposes and the Amenity Value of the Ground to Beneficiaries.
- 11.4** Comments within consultation responses which in the Trustees' view relate to issues of planning will not be taken into account by the Trustees but, where possible, will be passed to the officers responsible for planning decisions within RBC for consideration by them (to the extent that they are relevant).
- 11.5** Comments within consultation responses which in the Trustees' view relate to education issues (e.g. the educational benefits of a free school being located on the Ground as a result of the EFA's proposal) will not be taken into account by the Trustees.
- 11.6** As indicated above, responsibility for decisions in relation to the Charity and the Ground has been delegated to the Mapledurham Playing Fields Trustees Sub-committee.
- 11.7** Please note that the figures included in this document for the cost of enhancements to the Ground are indicative only and subject to change. They do not commit the Council as trustee of the Charity to expenditure of the kind described.
- 11.8** The Charity's Management Committee has been consulted by the Trustees in relation to this document and, where possible, their comments have been taken into account in preparing it. This committee is composed of 3 Reading Borough Councillors (including the Mapledurham ward Councillor within which the playing fields are located), a representative of Mapledurham Parish Council and a representative of the users of the pavilion and grounds.



The Pavilion has been closed for over a year.

12 Data Protection

In order to carry out this consultation, the Council will hold information about Beneficiaries who respond.

What information is held?

Name (mandatory), Home address (mandatory), Date of Birth (mandatory), Email address.

How is the information used?

The information is used to assess consultation responses and to verify that those who respond are eligible to do so.

Who can access this information?

A limited number of Council staff and the Trustees will have access to the information.

Who else is this information passed to?

We will pass the information to third party organisations if we are legally obliged to do so. We may also pass information to the Charity Commission, if we are asked or required to do so by the Commission. Information will not be passed to the EFA or MPFF.

How is the information stored?

The information is stored on a secure encrypted electronic system. The secure area can only be accessed with a username and password. Each system user has an individual username and password and a user profile which only allows them to access the details they need to carry out their job or discharge their role.

How long is the information kept?

The information will be kept for 6 months.

How can I access my personal information?

You can ask us for a copy of the information we hold about you at any time. While you are not obliged to do so, you can use the link below to make a request: [www.reading.gov.uk/media/1577/Subject-Access-Request-Form/pdf/Subject Access Request Form1.pdf](http://www.reading.gov.uk/media/1577/Subject-Access-Request-Form/pdf/Subject%20Access%20Request%20Form1.pdf)

Background Information

The following information is available on the RBC website: www.reading.gov.uk/mapledurhamplayingfields

Appendix 1: Heads of Terms from Education Funding Agency (to lease part of the Ground)

Appendix 2: Fit4All proposal

Appendix 3: Amenity Report

Appendix 4: Bruton Knowles Report

Appendix 5: EFA site plan

Appendix 6: Mapledurham Foundation www.ProtectMPF.uk

Appendix 7: Sub-committee papers* 12/07/16

Appendix 8: Sub-committee papers* 11/10/16

Appendix 9: Sub-committee papers* 20/12/16

Appendix 10: Sub-committee papers* 21/06/17

Further Information: Planning application has been submitted details of the proposal along with the and PLANNING consultation can be viewed at http://planning.reading.gov.uk/fastweb_PL/welcome.asp, please enter 171023 in the planning application number to access information. Please note this is a completely separate consultation to this trustees consultation.

*Please note the Heights Free School Sub-Committee was renamed the Mapledurham Playing Field Trustees Sub-Committee.

Copies of previous Sub-Committee meeting papers are available on the Council's website within the committee meeting archived agendas and papers.

Mapledurham Playing Fields Consultation *Feedback Form*

We are seeking your feedback for the following points:

5 Issue 1 If the Lease is granted to the EFA and the Payment is received, how should it be used by the Charity?

5.2 Question 1A If the Lease were to be granted to the EFA, do you think the enhancements based upon the proposal in Map 2 are likely to enhance the Amenity Value of the Ground for use by the Beneficiaries?
 YES NO

5.4 Question 1B Do you think these (or different) options should be included in the proposal referred to in Question 1A? If so, please identify these in the table below, together with your reasons. This can include items not identified in the list of options at 5.2.

Please list additional items to 5.3 if necessary.

Option/s to be **included** in the proposal:

Option/s to be **excluded** from the proposal:

6 Issue 2 Is the grant of the Lease to the EFA likely to enhance the Amenity Value of the Ground for Beneficiaries?

6.1 Question 2 With the options referred to in relation to Question 1 in mind, do you think that the grant of the Lease to the EFA and the receipt of the Payment is very likely, more likely, less likely or not likely to enable the Charity to enhance the Amenity Value of the Ground to be enhanced, taking into account in particular whether the benefits of enhancement are likely to outweigh the loss of Amenity Value attributable to the grant of the Lease to the EFA.

Response (Please tick ONE box only)

Very likely to enable the Amenity Value of the Ground to be enhanced.	
More likely to enable the Amenity Value of the Ground to be enhanced.	
Less likely to enable the Amenity Value of the Ground to be enhanced.	
Not likely to enable the Amenity Value of the Ground to be enhanced.	

Further comments on the above issue:

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7

Issue 3

Should RBC prefer the Fit4All proposal to the EFA proposal?

7.1 **Question 3A**

The MPFF has made the Fit4All proposal to RBC. MPFF regard their Fit4All proposal as an alternative to the EFA proposal. Should the Trustees consider only the MPFF proposal and reject the EFA proposal or should the Trustees consider only the EFA proposal and reject the current MPFF proposal?

Response (Please tick ONE box only)

Consider **only** the MPFF proposal and **reject** the EFA proposal.

Consider **only** the EFA proposal and **reject** the current MPFF proposal.

7.3 **Question 3B**

If the EFA proposal is accepted, would it or would it not be in the interests of the Charity for the Trustees to seek to progress discussion of the Fit4All proposal with MPFF on the basis set out in paragraph 7.2 of the consultation document.

Response (Please tick ONE box only)

The Trustees **should** progress discussions with MPFF

The Trustees **should not** progress discussions with MPFF

8

Issue 4

If the Lease is granted to the EFA, should the Trustees take steps to impose a legal restriction on the remainder of the Ground in order to ensure that it can only be used by the Charity for recreational purposes in the future?

8.5 **Question 4**

The Trustees would be grateful for Beneficiaries' views as to whether they should seek to discuss how an arrangement of this kind could work in relation to the Ground with Fields in Trust:

Response (Please tick ONE box only)

The Trustees **should** seek to discuss an arrangement of this kind with Fields in Trust.

The Trustees **should not** seek to discuss an arrangement of this kind with Fields in Trust.

Please add any further comments:

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Name: DOB:

Home address:

..... Postcode:

Email:

Thank you for your feedback.

Please return your completed form to: Mapledurham Consultation,

Civic Offices, Bridge Street, Reading. RG1 2LU

Consultation closing date: 25 September 2017

