

Cambridgeshire County Camp Site - Abington

22nd June 2010

This document lays out the position surrounding the Abington camp site, and some of the options for the future. I invite all members of the County to review it's contents so that the County Executive we can move forward with a plan to benefit Scouting in the County for the next 20 or 30 years.

Background

14th April 1932 campsite given to Cambridge Scouts by Rev CT Woods and Gavin Macfarlane Grieve. Aug 1972, original wooden building was removed and approval given for the existing "Banbury" precast building. July 1979, permission for multi purpose meeting room (known as the training room) given. June 1995 work on the toilet block starts.

July 2008 County Executive agrees not to spend any money on the site other than day to day maintenance and safety issues until a comprehensive plan for its future is agreed.

Present Position

Givens The site as a whole is not for sale.

The existing main building requires significant funds to be spent on it and many consider that it is "past its sell by date" why? The asbestos roof will soon need some serious money spent on it (£25-30K) the windows and doors also require replacement. Once these are removed we would only have a shell and it is questionable if this size and layout is suitable for the next 20-30 years. We would also need to spend significant sums of money to bring this remaining shell up to current standards, making demolition and rebuild of a new building potentially more cost effective and provide a longer term option.

We currently have £57,500 restricted funds in the accounts for the site. We also have an outstanding lottery application that once a new plan is agreed and any permissions granted this application would be made.

Options

Doing nothing is not considered an option and we have been advised that there is at most 18 months before further significant monies would need to be spent on the existing buildings. I list below some of the current options under consideration. One, a combination of options, or something completely different could ultimately emerge as the final solution. At this time no final decisions have been made.

- A) Refurbish the "training room" and build a toilet & kitchen on one end.
- B) Use the restricted funds on refurbishing the existing building, leaving the toilet/shower block where it is.
- C) Go ahead with A and build a new building on the footprint of the current building.
- D) Go ahead with A, demolish the existing building and rebuild something similar on the existing footprint.
- E) Go ahead with A and demolish the existing building but produce a smaller version on the woodpile area.
- F) Go ahead with A plus sell the top strip of land (that is within the building line) to provide cash towards a new facility replicating what we currently have down the side of the site largely located on the "wood pile".

Most of these options would require the raising of additional monies, selling a small strip of land where the existing main building is located could provide some/all of these funds; this would be the only justification for selling any land.

Consultation

Given that the status quo is not an option, I would like to ask members of the County the following questions:

1. What do/would you use the site for?
2. What facilities would you like to see on the site?
3. What is your preference for the options above and the associated funding?

Please also indicate if you are willing to be part of any project team to work on this redevelopment or a future site management team.

Please send your responses and any other comments to the County Secretary – Mrs Cindy Abbot, 22 Masefield Avenue, Eaton Ford, St. Neots, Cambs, PE19 7LS, cindyabbott541@hotmail.com to arrive not later than 1st September 2010.

Timescales

22 nd June 2010	Presentation to County outlining position and requesting feedback from the County.
1 st September 2010	Date feedback due to County Secretary.
October 2010	Property sub committee initial review of option and report to County Executive.
29 th November 2010	County Executive meeting to review options from property sub committee and make a decision.
Spring 2011	Decision on future if longer required.
Autumn 2011	Implementation of plans.

Richard Hames
County Commissioner