



Melton
Country Park
Pavilion
Feasibility
Report

June 2013

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Melton Borough Council

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MELTON COUNTRY PARK PAVILION
 FEASIBILITY STUDY
 June 2013

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1 INTRODUCTION

1.1 Client Instructions

- 1.1.1 Melton Borough Council have appointed URS to assist them in determining the feasibility of providing a new pavilion facility to be developed within Melton Country Park.
- 1.1.2 The local ward councillor has requested a study be undertaken, to examine the opportunities for providing a new pavilion which could offer more flexibility and be available for use for the wider community. URS have undertaken a two stage study to examine the need for and appraise the financial costs of such a facility. Stage one of the study consists of a consultation with the local community and targeted key stakeholders. Stage two comprises of a broad appraisal of the financial costs of delivering a new pavilion. The collective work informs the overall viability of the project.

2 OVERVIEW

2.1 Melton Country Park

- 2.1.1 Melton Country Park comprises of approximately 55.5ha of open space. It is located to the north of Melton Mowbray town centre adjacent to an existing residential area and is accessible by foot from the town. Due to this close proximity to the centre of Melton's urban area, the country park is an extremely popular location for visitors to the town and by Melton residents wishing to pass through the park and use it as a leisure facility on a more regular basis.
- 2.1.2 Within the park there are a variety of well-established attractions and facilities including; footways and cycle-paths, a visitor centre and café, sensory gardens and lake areas, formal play areas and three designated football pitches. There is also parking space to serve visitors and an existing pavilion which mainly serves those hiring the use of the football pitches.
- 2.1.3 During 2001 Melton Borough Council conducted a visitor survey within the Country Park, the results of which show; the majority of visitors to the park (62.6%) travelled less than 1 mile to visit the park, were aged 15-18 and visited the park with family. Over half of those surveyed (51.9%) visited the park everyday and over half (51.2%) visited the park on foot. The main reason for visiting the park was to walk a dog with 8% using the park as a passing through place to another location. The survey further probed opinions regarding the standard of facilities within the park which were generally considered to be 'good'. Since this survey in 2001, the Friends of Melton Country Park community group has been established. This group seek to improve and maintain the park by raising funds, promoting the park and holding regular volunteer work days.

3 PLANNING CONTEXT

3.1 National Planning Policy Framework (NPPF) (2012)

3.1.1 On the 27th March 2012, the Government published the NPPF which subsequently replaced all Planning Policy Guidance documents and Planning Policy Statements with a single document (the NPPF). The NPPF introduces a presumption in favour of sustainable development and provides broad planning policy guidance with more detailed policies to be provided at the local level. The provisions of the NPPF relevant to the potential improvements to the existing pavilion are set out below:

3.1.2 Chapter 8 of the NPPF, Promoting Healthy Communities highlights the role the planning system can have in facilitating social interaction and creating healthy, inclusive communities. Paragraph 70 states;

- *To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*
- *Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.*
- *Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- *Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community; and*
- *Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

3.2 Melton Borough Council Local Plan

3.2.1 Policy R3 of the Local Plan allows planning permission to be granted for village playing fields and other recreation facilities outside the town and village envelopes shown on the proposals map provided;

- *There would be no adverse effects on the appearance or character of the locality*
- *The size, scale, design and appearance of any buildings are in-keeping with the character of the locality*
- *There would be no adverse effects on residential amenities*
- *Satisfactory access and parking is provided.*

4 STAGE ONE: CONSULTATION RATIONALE

4.1 Targeted Sample

- 4.1.1 The initial aim was to target a public audience to participate with the survey through local publicity, including a press release and advertising of the consultation on the Melton Borough Council website. However, the Council decided that a targeted respondent approach would be a sufficient sample size to provide an overall insight of local opinion.
- 4.1.2 A small-scale public and stakeholder consultation during March-April 2013 was undertaken. This consultation exercise aimed to determine general opinion regarding the requirement for a new pavilion facility within the park. Questionnaires were sent to local community service centres including the Children's Centre and Community Centre and the Council Offices. Questionnaires were also sent to a target group of local service users and stakeholders. A full list of those groups who were included with this consultation exercise is available at **Appendix 1**.
- 4.1.3 The questionnaire aimed to gain an insight into the usage of the country park and the facilities contained therein. It also asked questions regarding the quality of the facilities and how the country park could be improved, particularly through the introduction of a new pavilion facility. The questionnaire was circulated amongst these groups mainly via email contact.

5 QUESTIONNAIRE RESPONSE SUMMARY

5.1 Park Usage

- 5.1.1 Respondents were asked to provide details about the regularity of their trips to the country park. It is clear that the country park is popular amongst visitors as the majority of the respondents stated they would visit the park on a regular rather than on an ad-hoc basis with 60% of respondents stating they visit the park on a daily basis.
- 5.1.2 Results show that the services within the park enjoy a reasonable profile with the majority of respondents stating that they have also used some of the existing facilities within the park.
- 5.1.3 When asked about the average spend per visit to the country park, 85% of respondents stated that their average spend is less than £5.

5.2 Existing Facilities

- 5.2.1 Respondents noted that the facilities within the park are now dated and in need of upgrading or repair. Over half (60%) of respondents stated that the existing services within the park are now poor. The following specific comments were also provided by respondents:
- The toilets and the changing facilities within the existing pavilion require attention;

- The toilet facilities should be open later particularly during the summer months, when visitor numbers are higher and visitors are most likely to stay later on into the evening;
- The park is untidy with insufficient litter bins;
- Paths are not maintained;
- The café (since the Learning Hub took it over) is excellent and good value for money.

5.2.2 Over half (57%) of respondents agreed that there was now a strong need for the erection of a new pavilion within the country park stating that they were either supportive, or very supportive of such a development going ahead.

5.2.3 When asked what facilities should be included within a new pavilion facility, coffee shop, community centre, meeting/conference rooms and education centre each gained the same amount of support equating to 15% with sport/equipment hire and new changing facilities each scoring 11.5%. Other suggestions put forward by the respondents included:

- Maintain and improve the existing facility,
- New ICT/IT use,
- New toilets and;
- Outdoor seating areas.

5.3 Country Park Management

5.3.1 The respondents were asked to suggest who should be responsible for the management and upkeep of a new pavilion facility within the Country Park if it were to go ahead. A combination of organisations to takeover the management responsibilities of the new facility gained 45% of the responses.

6 KEY ISSUES

6.1 Existing Facilities

- 6.1.1 The key messages to emerge from this consultation exercise was, whilst the country park and its' existing facilities are well used by the local community of Melton, there seems to be an underlying negative attitude regarding the quality of some of the facilities available within the park. In particular, the public toilets and changing facilities, both of which are contained within the current pavilion, are in need of extensive repair and could benefit from longer opening hours.
- 6.1.2 The changing facilities within the existing pavilion are not widely used by the community, currently only being used by the football teams who hire-out the playing pitches.
- 6.1.3 The existing pavilion is under-performing and not reaching its' potential to be a positive community resource. The responses have highlighted a local demand for an improved service within Melton Country Park. Whilst the park is evidently popular by way of attracting visitors, the facilities that are currently available within the park are limited and would benefit from redevelopment or intensive repair works.

6.2 Potential Pavilion

- 6.2.1 The consensus from the responses was that, if there were an identified need for a new pavilion facility within the country park, a combination of organisations should be responsible for the ongoing management of the facility. It was highlighted that the other organisations that could contribute to the pavilion in the future should include the Council, a registered charity and the friends of Melton Country Park.

7 STAGE ONE SUMMARY

- 7.1.1 The overall response rate of this consultation was 58%. Of the 12 targeted respondents, 7 questionnaires were completed and returned. The consultation exercise could have been improved were a larger sample identified or further publicity undertaken to inform members of the public about the questionnaire.
- 7.1.2 Since the last visitor survey was carried out within Melton Country Park (2001), customer opinion has shifted slightly. Responses from the 2013 consultation suggest that the facilities available within the country park are now in need of some repair or redevelopment work to keep them in a suitable condition going forward. More specifically the toilet facilities within the park are in need of modernising or repair work.
- 7.1.3 With 60% of the responses highlighting the poor condition of the pavilion and its facilities there is a clear requirement for either a new facility to replace the existing facility or a series of repairs and modernisation works to improve the existing facilities and extend the service that is currently on offer.

8 STAGE TWO: FINANCIAL APPRAISAL

8.1 Approach

8.1.1 This section sets out a high level financial appraisal of a potential upgraded or new pavilion facility. This has been undertaken through a review of the consultation stage to understand the demand and preferred option for a new facility. Following this, we have reviewed precedents from elsewhere in order to benchmark costs and potential income. Case studies have been developed through a web search of similar facilities as well as using our previous experience of similar studies.

8.1.2 Alongside this we have used benchmarks taken from the ‘Inspired Facilities Fund’. This is a Sport England grant which is used to refurbish or upgrade sports facilities or convert an existing building into a venue suitable for sport and accessible to the whole community. They provide a catalogue of costs covering a wide range of changes/uses.

8.1.3 It must be reiterated that this is only intended to be a high level appraisal.

8.2 Future Pavilion Uses

8.2.1 The consultation indicates a need for a new/upgraded pavilion. However, there is little consensus over the uses that should be provided within the facility. We have therefore reviewed the costs for a large number of uses and provided three different options.

8.3 Outline Costs

8.3.1 In order to assess potential costs we have first explored precedents from elsewhere. There are a number of similar facilities that have accessed the Inspired Facilities Fund. Examples of some of these are summarised in table 8.1.

Table 8.1: Case Studies from the Inspired Facilities Fund

Overview	Rationale for Fund	Improvements	Estimated cost ¹
Small community club with run-down pavilion. Runs one adult team & a number of local community events	Doesn't make money, out-of-date facilities, number of groups (road cycling and disability) looking for a home	Energy efficient boiler, updated changing rooms, new roof & gutters, small equipment store, new flooring, 8 new showers	£67k
Small rugby club with two changing rooms.	Built in the 70's with no investment since, want to make greater use of the pavilion, some groups looking for a home (rounders & archery), want to embrace environmental sustainability agenda	New boiler, insulated pipework, roof, cavity wall, new showers, new light fittings	£36k

¹ Estimated cost is inclusive of VAT

Overview	Rationale for Fund	Improvements	Estimated cost ¹
Village hall which doubles as pavilion with 2 changing rooms, two junior football pitches, a cricket square & a meeting room	Use has dwindled, investment would allow modernisation and encourage greater use	Improvements to changing rooms: floor & wall-tiling, painting, new lights & benches. A new boiler, repairs & decorations to outside of the hall, new sports equipment to establish new clubs	£36k

8.3.2 The case studies detailed in table 8.1 present the costings for upgrades to an existing facility, which is clearly an option for the Melton pavilion. However, it is useful to also provide an example of a new build facility as this is obviously more expensive option. An example of a new build facility costing is set out in table 8.2 below:

Table 8.2: Cranwell Sports Pavilion

Location	Cranwell
Overview	Three conjoined porta cabins used for Bowls Club and Football Club with changing room
Problem	11 years old, require regular maintenance, changing rooms not fit for purpose, lack of toilets and showers
Opportunity	Increase usage which would meet needs of local sports and needs of the parish
Preferred option	New build Pavilion for use of Bowling Club and Football Club, with changing rooms, toilets, showers, equipment store, communal youth area and kitchen. Approximate size is 120-150m ²
Estimated cost	£125k for the build cost with up to £200k need in total

8.3.3 Based on all of the above case studies we have identified three potential redevelopment options for the pavilion at Melton Country Park;

- Firstly, a modernisation of the existing facilities including; upgrades finishes, flooring, walls, ceiling, benches and lighting to shower areas, changing rooms to modern standards, new boiler and insulation. Estimated cost is £xxx².
- A second option is for a new build. We have provided costs for a modular building as they can be manufactured off-site and be installed quicker and more cheaply than traditional construction. To meet the needs of the different uses we propose conjoining three modular buildings comprising the following:

Table 8.3: Outline Costs for New Modular Build – 1 changing room

Item	Size	Estimated Cost
Outdoor changing room including 4 showers and 2 toilets	10.5m X 3.5m	
Accessible toilet, kitchen and social area	10.5m X 3.5m	
Small secure storage unit	3m X 2.4m	
Sub-total		

² Estimated Cost is inclusive of VAT

Item	Size	Estimated Cost
VAT (20%)		
TOTAL		

8.3.4 The above option only provides changing rooms for one team – unless the teams are willing to share.

- The third option is a slightly more expensive version of option 2, but would benefit the facility with the provision of ample changing rooms for two sports teams; this option is outlined in table 8.4 below.

Table 8.4: Outline Costs for New Modular Build – 2 changing rooms

Item	Size	Estimated Cost
2 team changing room with officials changing, small kitchen and separate accessible toilet and small clubroom	20m X 7.5m	
Small secure storage unit	3m X 2.4m	
Sub-total		
VAT (20%)		
TOTAL		

8.4 Potential Income and Benefits

8.4.1 Benefits and potential income streams from a new modular build pavilion include:

- Revenue from football club;
- Potential new revenue from other sport club users (football pitches could be used for other sports);
- Storage space could be used for equipment hire;
- Separate toilets that could be opened later than changing rooms;
- Modern showers;
- Social area can be utilised for a variety of uses including the purchase of refreshments, community centre, meeting room, education centre – all providing potential revenue streams;
- Increased 'offer' for the park.

8.5 High Level Risks

8.5.1 Risks include:

- The longer it takes to get the project going the more it is going to cost;

- To gain a grant is likely to require 25% locally sourced funding;
- Limited level of consultation to gauge levels of demand;
- Other sports clubs not attracted to the facility;
- Revenue is insufficient to pay for maintenance costs, utility bills and insurance;
- Other nearby facilities provide/develop a similar service;
- The park needs to maintain / increase visitor numbers.

9 STAGE TWO SUMMARY

9.1.1 Three case study examples of comparable improvement projects have been considered to guide the potential proposals for the Melton Country Park pavilion. These three examples clearly show the wide range of benefits and improvements which could be delivered and the costs associated with such projects. One further case study has also been provided to present the example of a new-build development at Cranwell Sports Pavilion. Evidently, the estimated costs involved are significantly higher for a new build development in comparison with an improvement scheme.

9.1.2 Three potential redevelopment options which may meet the requirement of the local community and an estimated costing for each have been outlined. These three options reflect the estimated costs of those case study examples detailed above. The three potential options include;

Table 9.1: Development Option Comparison

Development Option	Estimated Cost
1. The modernisation of the existing facility	
2. A new build modular building	
3. A larger (2 changing room capacity) modular building	

9.1.3 Clearly there is a huge variation in estimated costs between the modernisation of the existing facility and providing a new modular build development. The potential income, benefits and risks of a redevelopment scheme have been outlined above.

10 CONCLUSIONS

- 10.1.1 The small scale public and stakeholder consultation undertaken as part of this study has suggested that there is a clear need to replace or substantially improve the existing pavilion facility at the Melton Country Park.
- 10.1.2 Redeveloping or improving the current facility would offer further opportunities to attract new users to the park and be appealing to a larger section of the local community. Currently the main users of the pavilion are the various local football groups who hire the pavilion as a changing and shower facility when using the sports pitches adjacent.
- 10.1.3 The public consultation questionnaire suggests a broader section of the community would be willing to use a pavilion facility if more services were on offer. Approximately 60% of the respondents suggested the pavilion facility was now in poor condition with a number of respondents suggesting the toilets in particular were in need of updating and more accessible more often.
- 10.1.4 From an economic perspective, the financial appraisal stage of this study indicate that whilst the cost of improving the existing facility is lower than a complete redevelopment of the pavilion, the improvements would need to be extensive in order to meet the demands and requirements of the local community.

11 APPENDIX 1: TARGETED CONSULTEE SAMPLE

The list below represents the contacts of each of the community and interest groups which were included within the sample for the consultation process.

Organisation	Contact
Brownlow Primary School	admin@brownlow.leics.sch.uk
Leicestershire and Rutland Sport	lrsport@lboro.ac.uk
Melton Community Partnership	mcp@melton.gov.uk
Melton in Bloom	meltoninbloom@hotmail.co.uk
Melton Learning Hub	david.cowell@meltonlearninghub.org.uk
Melton Health and Sport Alliance	cbreedon@melton.gov.uk
Melton Voluntary Action Group	admin@voluntaryactionmelton.org.uk
Redwood Avenue Residents Group	slumley@melton.gov.uk pposnett@melton.gov.uk
Sport England	infocentral@sportengland.org
The Community Allotment Project	amb.23@hotmail.co.uk
The Friends of Melton Country Park	meltoncountrypark@hotmail.co.uk

12 APPENDIX 2: QUESTIONNAIRE

Melton Country Park - New Pavilion Feasibility - Community Feedback Questionnaire

Please complete the following questions marking with a tick in the appropriate box and providing further written details as appropriate.

1. Where do you live?

Melton Elsewhere (please specify below)

2. How often on average do you visit the Melton Country Park?

Daily Weekly
 Fortnightly Less often

3. Which of the following are you aware are available or have experience of using within the Country Park?

	Aware of	Have Used		Aware of	Have Used
Bike Hire	<input type="checkbox"/>	<input type="checkbox"/>	Sports Pavilion	<input type="checkbox"/>	<input type="checkbox"/>
Cycle Paths	<input type="checkbox"/>	<input type="checkbox"/>	Visitor Centre	<input type="checkbox"/>	<input type="checkbox"/>
Play Equipment	<input type="checkbox"/>	<input type="checkbox"/>	Parking Area	<input type="checkbox"/>	<input type="checkbox"/>
Cafe	<input type="checkbox"/>	<input type="checkbox"/>	Pitch Hire	<input type="checkbox"/>	<input type="checkbox"/>

4. If you use any of the above facilities, how frequent is this use?

	Daily	3 times a week	Once a fortnight	Other (please specify)
Bike Hire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cycle Paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Play Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cafe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports Pavilion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visitor Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pitch Hire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. If you do use the facilities, approximately how much would you spend per visit?

Less than £5 £5 to £10
 £10 to £15 More than £15

6. How would you rate the current facilities within the park?

Excellent	<input type="checkbox"/>	Satisfactory	<input type="checkbox"/>
Poor	<input type="checkbox"/>	No Opinion	<input type="checkbox"/>

Other comments:

7. The Council is considering the viability of erecting a new pavilion within Melton Country Park for wider use by the community. Do you consider there to be a need for such a facility?

Strong Need	<input type="checkbox"/>	Some Need	<input type="checkbox"/>
No Need	<input type="checkbox"/>	No Opinion	<input type="checkbox"/>

8. Taking into account the above question, what are your views on such a development going ahead?

Very supportive	<input type="checkbox"/>	Supportive	<input type="checkbox"/>
Undecided	<input type="checkbox"/>	Against	<input type="checkbox"/>
Strongly against	<input type="checkbox"/>	No opinion	<input type="checkbox"/>

9. If a new pavilion were to be erected, what facilities do you think it should contain? (tick one or more)

Youth club/centre	<input type="checkbox"/>	Meeting/conference rooms	<input type="checkbox"/>
Coffee Shop	<input type="checkbox"/>	Sport/Equipment Hire	<input type="checkbox"/>
Community Centre	<input type="checkbox"/>	Nature/Education Centre	<input type="checkbox"/>

Other (please provide details below)

10. Further to the question above, who do you believe should be responsible for the ongoing management of the building?

- | | | | |
|----------------------|--------------------------|--------------------------------|--------------------------|
| Melton Council | <input type="checkbox"/> | Friends of Melton Country Park | <input type="checkbox"/> |
| A Registered Charity | <input type="checkbox"/> | A combination of organisations | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | | |

(Please specify and make any further comments below)

11. Do you wish to make any further comments? If so please indicate them below.

Thank you for taking the time to complete this questionnaire. When completed please return to the following address:

Melton Borough Council
Communities and Neighbourhoods
Parkside, Station Approach,
Burton Street,
Melton Mowbray,
Leicestershire
LE13 1GH.

Please note all returns must be received by Friday 5th April 2013