



To: Executive Councillor for Community  
Development and Health

Report by: Head of Community Development

Relevant committee: East Area Committee 10/01/13

Wards affected: Romsey, Petersfield, Coleridge, Abbey

## **Community Development Capital Projects in the East Area Stanesfield Road Scout Hut and Cherry Trees Centre**

### **1. Executive summary**

- 1.1 This report gives the committee an update of the East Area Capital Grants Programme. It recommends that the committee approve (subject to Executive Councillor agreement) a contribution of £100,000 towards a new community facility on land off of Stanesfield Road, which will be leased to the 29<sup>th</sup> Cambridge Scout Group. It also asks the committee to consider a capital grant to Age UK towards improvements to the community facilities at the Cherry Trees Centre in St. Matthew's Street.
- 1.2 An update on the East Area Committee's Capital Grants Programme is shown at Appendix B.

### **2. Recommendations**

- 2.1 The Area Committee is asked:
  - a) To recommend to the Executive Councillor for Community Development and Health that a contribution of £100,000 towards a new community facility at Stanesfield Road, be approved from the East Area Capital Grants Programme.
  - b) To agree whether to award a capital grant to Age UK for improvements to the Cherry Trees Centre and, if so;

- c) To agree how much the capital grant should be up to a maximum of £80,500 (see 5.4 below for suggested options) and to recommend to the Executive Councillor that any award from the existing East Area Capital Grants Programme is approved.

### **3. Background**

- 3.1 In August 2010, following consideration by the East Area Committee, the Executive Councillor for Community Development and Health approved a Capital Grant Programme for the East of the City. The budget for the programme, which has come from S106 contributions from developers, was set at £800,000 with £400,000 being reserved for 5 named projects. The remainder of the funding was allocated to each ward in proportion to the contributions received as a result of developments in the four wards. All applications are subject to a project appraisal process before a recommendation is made. Appendix B gives an update on the programme.
- 3.2 The criteria used to assess potential schemes include:  
Projects should -
- Increase and/or improve the quality and sustainability of community facilities serving the East of the City.
  - Demonstrate value for money.
  - Have no net adverse environmental impact and where possible have a positive impact on the causes and effects of climate change.
  - Be completed by 2013 or have established a clear implementation plan within an agreed timescale.
  - Should not normally require revenue funding from the City Council.
  - Have robust and sustainable management arrangements.
  - Have an equal opportunities policy in place.
  - Have developed a solid business plan.
  - Demonstrate the ability to raise additional funding in circumstances where the Council is not the sole or main funder.
- 3.3 Successful applicants are usually required to enter into a legal agreement with the Council that sets out the conditions

of the grant, before any money is released. This may not be the case for the Stanesfield Road project because the new building will be provided by the Council's Housing service, as part of a new small development, and then leased to the scouts. We anticipate that wider community use will be secured through the new lease.

#### **4. Stanesfield Road Scout Hut**

- 4.1 A proposal to refurbish or rebuild the scout hut on Council owned land off of Stanesfield Road was identified as one of the 5 'top sliced' projects in the original East Area Capital Grants Programme. An initial survey of the building showed that it was effectively beyond reasonable repair and that a new build solution should be sought. However, this meant that more funding would be needed than that available within the East Area programme.
- 4.2 Officers from Community Development and Housing and Abbey ward councillors have been in discussion with the scouts about the possible development of the site. This proposal has been progressed through scrutiny and it is now proposed that a small number of homes are built on the site together with a new community facility which the scouts will manage, use as their base and hire out to local groups and residents.
- 4.3 It is estimated that the new facility will cost £225k (excluding fees and external works) and be funded partly through the housing development and partly through the East Area Capital Grants Programme. At its meeting on 29<sup>th</sup> November 2012 East Area Committee agreed a provisional allocation of £100k from the East Area Capital Programme (£80,000 from the 'top sliced' pot and £20,000 from the Abbey ward budget). It is now recommended that this provisional allocation is confirmed so that the project can proceed.
- 4.4 The 29<sup>th</sup> Cambridge Scout Group are fully supportive of the project and are in discussions with the Council about relinquishing their existing lease in favour of a new lease for the new building. Both parties will need to reach agreement

on the terms of a new lease before the overall project commences.

- 4.5 A plan showing the indicative layout of the new facility is shown at Appendix A.

## 5. Cherry Trees Centre

- 5.1 Cherry Trees Centre is managed by Age UK and provides support and community space primarily for older people living in Cambridge. There is a long term ground lease with the City Council.
- 5.2 Age UK have ambitious plans including a major refurbishment of the Centre to make it more accessible. They also plan to increase their office space and broaden community use.
- 5.3 In December Age UK obtained quotations for their planned improvements. The overall cost is £225,000 including VAT and fees. The total cost of the 'community' element is £80,500 and covers the following works:

<b>Community Works</b>	<b>Cost</b>
New disabled toilets for community use	16,270
Improvements to the main hall	31,860
Moveable partition to divide the main hall	8,575
Kitchenette and storage to front of the main hall	5,957
New meeting room	5,550
3 small meeting rooms beside the hall for 1-2-1 meetings, community internet access etc.	12,285
<b>Total cost for 'Community Facility' work</b>	<b>£80,497</b>

- 5.4 It is recommended that East Area Committee consider one or more of the following:
- a) Allocating the remainder of the Petersfield ward budget from the East Area Capital Programme which is £36,598
  - b) Making an allocation from the devolved budget for developer contributions (Community Facilities = £125,000)

- c) Requesting the Executive Councillor for Community Development and Health to make a contribution from the central developer contributions budget (Community Facilities) when spending priorities are considered at Community Services Scrutiny Committee on 17<sup>th</sup> January.
- 5.5 Any allocation approved by East Area Committee and/or the Executive Councillor will need to be subject to Age UK completing the Council's Capital Grant Agreement.
- 5.6 Alongside the improvements to the Cherry Trees Centre, Age UK are in discussion with the City Council's Property Services about amending the current ground lease to broaden the permitted use of the Centre. Whilst their intention is to retain a strong focus on a facility for older people, a relaxation of the permitted use will allow Age UK to hire out the premises to other community groups when it is not being used by older people.
- 5.7 Representatives from Age UK will be attending the meeting with plans showing their proposals and they will be available to answer questions.
- 5.8 An appraisal of the project will be considered by the Council's Asset Management Group on 14<sup>th</sup> December and any comments will be reported verbally at the East Area Committee meeting.

## **6. Implications**

- 6.1 There are no direct implications arising from this report that have not been covered in the body of the report. Capital grants are released on receipt of an architect's interim certificate and/or copy invoices from contractors. No grant money is released in advance of work being done. There are no revenue implications for the Council.
- 6.2 Meetings to discuss ward issues are taking place with Ward Councillors, as required.

## **5. Background papers**

These background papers were used in the preparation of this report:

## **6. Appendices**

- 6.1 Plan of the new Stanesfield Road facility showing an indicative layout.
- 6.2 Appendix B – Update on East Area Committee’s Capital Grant Programme

## **7. Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

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# Appendix A

## STANESFIELD ROAD SCOUTS HUT - INDICATIVE LAYOUT

