

# East Area Committee: 8 January 2015

## Item 8: S106 priority-setting report



### Supplementary papers

Following the publication of the East Area Committee agenda papers for the meeting on 8 January 2015, one of the S106 grant applicants has supplied some further information.

The following papers from the Petersfield Area Community Trust (PACT) relate to its grant application for Sturton Street Chapel & Hall – conversion to community centre use. This clarifies that the application is for the conversion (not the acquisition) of the building. The papers include:

- A 1 page background note
- A 2-page note on estimated project costs
- A 2-page summary of the business plan for the Sturton Centre.

More details can be found at its [Save our Space campaign](#) website.

Meanwhile, more information about the City Council's approach to Developer Contributions can be found at [www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106).

Email: [S106@cambridge.gov.uk](mailto:S106@cambridge.gov.uk)

## Petersfield Area Community Space's Sturton Centre (Save Our Space) Project - S.106 background, 1st January 2015.



There are two potential acquisition paths; we prefer by far to buy the site ourselves with a community share offer (if you support the project and would like to invest, the full details are on [sturton.org](http://sturton.org)). The ownership would be by a new legal entity, a Charitable Community Benefit Society, the Sturton Centre Society. This is not strictly relevant however and the PACT registered charity will still be a partner in this.

The main point is that any acquisition will depend on generation of revenue, so we need full use as soon as possible, and it would be a setback for nursery use to miss a start in September 2015.

### S.106 Application

There are two aspects to the S.106 application, which is part of our "Stage 1" work on the site.

1. The old chapel. This will be dual use, with evening and weekend community activities and a nursery during the day for the 2-4 age group. We are currently in discussion with two nursery providers. To support a nursery, we need to upgrade the kitchen area a little, improve the heating arrangements and make safe the rear outside area to serve as a children's play area (there is no actual play equipment involved; just removal of an outbuilding, replacement of the dangerous concrete area and replacement of an inadequate structure around the basement stairs to protect against accidental falls - all of these are advisable in some form anyway).
2. The hall. This is in a very poor state of repair, and despite our previous hopes, is likely not to be immediately usable due to windows literally falling apart and external doors now fixed shut. We currently propose to replace the windows and doors entirely since they are beyond economic repair (this will also improve security and energy use).

### Funding timetable

Obviously most funders do not consider pre-acquisition applications. Because the community centre's success will gain from the credibility of council backing, and because the centre would address so many city council concerns, including many in the council's draft anti-poverty strategy, we hope that the council would make us an exception.

We have approached the Cambridgeshire Community Foundation and WREN and are very actively chasing the county council. We are told we would be highly likely to be able to obtain landfill derived funding in two stages.

- **Stage 1. S.106 application.** This is fundamentally to get the site into operation. The Amey Cespa fund could contribute up to £20,000 (minus 10%) and would move relatively fast; it has panels in April and July and a 6-8 week process. We would aim to use this alongside the applied-for S.106 funds (this is lower than the 50% matching at this stage which we hoped for and we hope the council will accept this, since we have many other costs to cover). This would take the nursery provision to a standard suitable for OFSTED approval but it would be awkward to operate in some respects. It would also repair the hall and other areas and allow them to have full time use.
- **Stage 2.** This would rework the interior to provide children's toilets etc. and might even scale to a first floor mezzanine with new spaces. WREN has a maximum grant of £50,000, but a much slower process (we would not receive funds before December 2015). As a community centre, however, we are advised by them that we may be able to ask for a sum close to their maximum. They will not fund facilities predominantly for nursery use, but the county council may do so - we are seeking confirmation but are told very authoritatively that there is a local shortage of "Funded 2s" provision which might attract their funding. We are costing architect plans with Freehand Rees Roberts for this potential second stage.

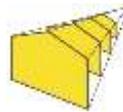
**Running and Maintenance Costs - for these please see our public business plan. We can provide further detail. Costs are based on previous site costs and comparable facilities.**

**PROJECT AT: EX-METHODIST CHURCH, STURTON ST, CAMBRIDGE**

DESCRIPTION: REPAIRS

TYPE: BUDGET COST

PREPARED BY: K. J. BENTON MCIoB



**KEITH BENTON ASSOCIATES**

DATE: December 2014

**Essential to any opening of the spaces, complete in first two weeks**

**Replace existing double door to crush hall, double door to performance hall, rear door to outside**

Replace pair doors external to "crush" upper hall	1 item	1,400.00	1,400.00
Replace pair doors and top light external to main performance hall	1 item	2,500.00	2,500.00
Replace single doors external	1 item	750.00	750.00
4,650.00			

**Nursery plan**

Enclose radiators safely for child protection or replace with appropriate safer forms

GUIDE ONLY:

Chapel radiators	7 no	450.00	3,150.00
Vestry.	1 no	450.00	450.00
Kitchen - Excluded			
Lower rear lobby to chapel	1 no	250.00	250.00
Upper rear lobby	2 no	250.00	500.00
Performance hall - Excluded			
4,350.00			

**Kitchen sink area rework and new shelving**

Purchase of suitable kitchen units - Say	1 item	1,000.00	1,000.00
Install	1 item	700.00	700.00
Plumbing work in connection	1 item	350.00	350.00
Electrical work in connection	1 item	450.00	450.00
2,500.00			

**Remove external toilet/storage at rear of kitchen and old concrete floor, make good.**

1 item	2,000.00	2,000.00
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**Put in place new toddler and nursery soft play space over part of rear area.**

Area say 5 x 5m	1 item	3,000.00	3,000.00
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**New appropriate fencing around toddler external area**

20 m	30.00	600.00
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**Rework and make safe the boiler room entry stairs structure**

Removal	1 item	300.00	300.00
Replacement support structure	1 item	720.00	720.00
Cladding	1 item	1,500.00	1,500.00
2,520.00			

**First year: non-essential but enables more activities etc.**

**New fencing around rest of site other than toddler area above, clearing as needed**

Clearance - Labour	1 item	1,000.00	1,000.00
Skips	4 no	200.00	800.00
Fencing - SAY	60 m	40.00	2,400.00
4,200.00			

**Double glazing to hall, kitchen and lobby, secondary glazing to chapel and vestry**

Suggest all the following windows are replaced with upvc as "stage" (?) area of performance hall:

Kitchen - 2100 x 1050mm.	1 no	375.00	375.00
Performance hall - 1800 x 2000mm	7 no	750.00	5,250.00
Wc	1 no	250.00	250.00
5,875.00			

Secondary double glazed units to:

Chapel - 800 x 2600mm.	11 no	485.00	5,335.00
Vestry - 1000 x 2000mm.	2 no	450.00	900.00
Rear chapel lower lobby - 1000 x 2000mm.	2 no	450.00	900.00
7,135.00			

**Vestry loft insulation**

300mm quilt	25 m2	20.00	500.00
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NETT COST

37,330.00

VAT

20% 7,466.00

TOTAL

£ 44,796.00

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## THE OPPORTUNITY



### The Site

Sturton Street Methodist Church and Hall are amazing community resources which have been massively under-used over recent years. The potential as a non-religious community site is huge.

- The hall is a fantastic large space for performing arts with a stage;
- the chapel is a generous and light-filled space which has great opportunities for activities and visual arts, and can easily host a nursery;
- there are vestry, kitchen and clearable outside areas usable as garden an expansion space.

### The Community

As an existing space, the site had many users and potential users already in place; the petition to save it has over 500 signatures. It is well known in the community; the dance school, whose Elevation Youth Dance Company recently won five star reviews for their production "Anka's Story" in particular has already touched and improved many lives, as has the toddler group, which has built links between local parents for many years now. This is not to forget the many birthday parties, the tango classes and other activities. This can be improved and built on; it has everything it needs to be the most successful kind of "cradle to grave" inclusive community space.

### Location

The site is central to the large residential area on the east side of central Cambridge and is very easily accessible to a very large area, backing on to the proposed Chisholm Trail cycle route.

### Population

Petersfield and the surrounding area is the most densely populated part of Cambridge, with the lowest quantity of usable open space per head and no other inclusively focused community facilities. The number of families with children has increased both with increasing population and as a percentage over that. Petersfield is not one of the Cambridge wards acknowledged to have large areas of deprivation, but does include deprived areas and a great mix of incomes, and is always the next in the list after those wards.

### Local Facilities

There is a lot of rentable space of various forms, however most of it is religious and none is run with a general community aim - in the least Christian ward in Cambridge, history has left the majority barely served. There is no non-religious toddler group or toy library (both storage needs and cost stop either from being established), there are no guide or scout huts, etc.

The dance company (the largest local youth activity) previously operating on site has no appropriate other home usable for all its activities (tap, for example) and this ties into a general and council-acknowledged lack of community-sized (100m<sup>2</sup>) performing arts facilities in the city. The growing number of families with small children in the area also leaves a lack of nursery provision and a lack of space to put such provision. The Ross Street Community Centre, over the railway in Romsey, is thriving and could fill its peak time bookings three times over.

## THE VISION

### Objective

A true community facility with the largest halls in the area which aims to provide inclusive community activities with no other purpose and no religious context. To bring in organisations which benefit the community and to support them with storage, promotion, participation in larger events and signage on site. To provide a "can do" atmosphere to support new ideas easily and flexibly. To fill gaps in local provision (particularly noting that young people are under served) and provide new opportunities for local business to connect with the community and grow.

### Activities Planned (so far)

<b>Children &amp; Parents</b>	Pre-school Nursery	Planned
	Parents' co-operative toddler group	Planned
	Toy and book library	<i>Proposed - need friends</i>
	Baby singing (planned)	Planned
	Toddler dance	Planned
	Birthday Party space	Planned
<b>Children</b>	Half term and summer schools and classes	<i>Proposed - need providers</i>
	Gudes and/or Scouts	Needs volunteer help
	Community links for Schools - volunteering	Idea with previous success
<b>Adults</b>	Summer schools	<i>Proposed - need providers</i>
	Craft club, Gardening, Sewing	Firm statements of interest
	Weight Loss Group and exercise classes for all ages	Requests (providers and users)
	Residents meeting space	PACT, etc.
	Tango & other recreational classes	Planned
<b>Visual Arts</b>	Cambridge Open Studios	Planned - help welcome
	Life Drawing & other arts classes	Proposed, providers known
	Summer collaborative public art project ("mini turbine hall!")	Proposed (s.106 public art?)
<b>Performing Arts</b>	Amateur Dramatics	Groups known
	Community Dance School	Existing
<b>Older Adults</b>	Active groups & Community coffee mornings	<i>Proposed - need providers</i>
<b>Community and Seasonal Events</b>	Concerts	Planned & proposed ideas
	Easter egg hunts; community carol concerts; Santa;	Planned but need lots of help
	Halloween	
	Seasonal Performing Arts productions	Planned
	PACT Summer Event	Planned

### Finances

Including a basic assumption of nursery funding, we project a surplus from year 2 of the order of £45,000, on a balanced set of assumptions. This is helped by volunteer staffing but is largely possible due to known demand and the unusual scale of the main spaces - as well as their very versatile nature.