



To: Executive Councillor for Community Development and Health
Report by: Head of Community Development
Relevant committee: East Area Committee 14/4/11
Wards affected: Romsey, Petersfield, Coleridge, Abbey

Community Development Capital Projects in the East Area Applications from the 28th Cambridge Scout Group and St Martins Church

1. Executive summary

1.1 This report brings forward two applications for consideration by the East Area Committee. Both are for sums of £120,000 to improve and extend existing community provision. The first application is from the 28th Cambridge Scout Group for improvements to the Flamsteed Road Scout Hut. They wish to modernise their premises and to make them suitable for a wider range of community groups. The hut is in need of urgent repair and could be lost if outstanding work is not undertaken. The second is from the St Martins Church who are seeking a contribution towards the costs of improving their main community hall and for initial costs towards the creation of community meeting spaces in a new first floor. This work would be done in two phases the first of which would be wholly funded by this capital grant. The group are actively fundraising for resources to complete the second phase. Phase one would be self contained and would significantly improve the quality of community provision with or without phase two.

2. Recommendations

The Area Committee is recommended to advise the Executive Councillor for Community Development and Health that, having considered the following applications, they are suitable for funding from resources allocated to Community Development Capital Project Grants for the East Area:

- a) A capital grant of £120,000 to the 28th Cambridge Scout Group for the repair and improvement of their premises at Flamsteed Road.
- b) A capital grant of £120,000 to the St Martin's Church for the redevelopment and improvement of their community hall.

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 s 106 contributions from developers, was set at £800,000 with £400,000 being reserved for 5 named projects, including Flamsteed Road Scout Hut and St Martin's Church. The remainder of the funding has been 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.

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 required to enter into a legal agreement with the Council, that sets out the conditions of the grant, before any money is released.

3.4 The application from the 28th Cambridge Scout Group includes:

The replacement of the existing roof covering, roof and wall insulation works, new hall flooring, changing toilet layout, site fencing works and the construction of a new store immediately adjoining the existing building. The proposals also include the provision of new space and domestic hot water.

The site occupied by the 28th Cambridge Scout Group, is owned by the City Council and leased to the Group. The present Lease expires in

2017. However, the Scout Group have written to the Council to begin negotiations over a new lease. The award of a grant will be dependant on a new lease being in place.

The total cost of the improvements would be £120,000

3.5 The proposal from the St Martin's Church involves:

The renovation of the existing Community Room and the construction of a first floor above the Community Room. The work is divided into two phases the first of which would be wholly funded by the Council grant. The grant would also contribute to preparatory work for phase two.

Phase I will up-date the Community Room and provide a more presentable and comfortable facility for existing and new activities.

Phase II, will provide four new rooms and a large roof storage area on the first floor.

Phase I - Proposed improvements to existing Community Room:

- Replace the existing floor with a more durable material. The floor will be insulated as part of this work.
- The internal face of the walls will be dry lined and insulated.
- New insulated suspended ceiling.
- Replace high level windows with double glazed units.
- Existing old space heating units to be changed. Pipes feeding the heaters will be installed within the new wall lining/insulation.
- Improve electric lighting.
- Improve acoustics.
- Replace existing folding concertina doors between Community Room and Kitchen to reduce sound transmission between the two rooms.
- Create separate reduced storage room at one end of the Community Room, replacing the existing area partitioned off with folding doors.
- Form doorway in front external wall as emergency exit and easier access route for delivery/removal of equipment.

Phase II - Proposed improvements to create First Floor accommodation:

Construct first floor above the existing original 1930's Community Room & Office and the 1970's Entrance Area, Toilets, Dining Room,

Kitchen. The improvement works will provide the following additional accommodation:

- Stairway. Work to include electric chair-lift for disabled access.
- Two large Activity Rooms with roof storage space.
- IT room with roof storage space.
- Small Group Meeting Room.
- Large Roof Storage area above Entrance Area, Toilets and Dining Room.
- New 2 storey front entrance/exit staircase for fire escape and equipment delivery.

The cost of completing improvements to the existing community hall and to initial work on a second phase would be £120,000.

4. Implications

- 4.1 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 money is released in advance of work being done.
- 4.2 Briefings on progress with other potential applications are being sent to members on a regular basis. Also 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:

- 5.1 Application from St Martin's Church and the 28th Cambridge Scout Group.

6. Appendices

- 6.1 None

7. Inspection of papers

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

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