



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 28<sup>th</sup> Cambridge Scout Group, St Martins Church  
and Squeaky Gate Studios**

**1. Executive summary**

- 1.1 This report brings forward three applications for consideration by the East Area Committee. Two are for sums of £120,000 to improve and extend existing community provision. The first application is from the 28<sup>th</sup> 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. The third application is from Squeaky Gate Studios who are requesting £19,000 to complete refurbishment of their premises at 47-51 Norfolk Street. In addition to providing a base for Squeaky Gate, the completed premises will be a resource to Cambridge City residents, community and youth groups, in particular, groups at risk of social exclusion.
- 1.2 An update on the East Area Committee's Capital Grants Programme is shown at Appendix A.

**2. Recommendations**

- 2.1 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 up to £120,000, subject to compliance with the Council's legal agreement, to the 28<sup>th</sup> Cambridge Scout Group for the repair and improvement of their premises at Flamsteed Road.

b) A capital grant of up to £120,000, subject to compliance with the Council's legal agreement, to the St Martin's Church for the redevelopment and improvement of their community hall.

c) A capital grant of up to £19,000, subject to compliance with the Council's legal agreement, to Squeaky Gate Studios for the refurbishment of premises at 45-51 Norfolk Street.

### **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. Appendix A 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 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 28<sup>th</sup> 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 28<sup>th</sup> 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.

**3.6 The proposal from Squeaky Gate Studios involves:**

Completing renovation works to improve the facilities on site and make it safe and accessible for public use. No structural changes are planned. The Total project costs are £28,000

Squeaky Gate is a creative charity, empowering people through music and the arts, delivering a wide programme of live performance, creative training and accredited learning, focusing on producing and performing strong and original work. 90% of students are recovering or managing mental health issues and are currently unemployed; they also work with people who are homeless, have autism and young people in pupil referral units.

In 2010 Future Business (previously CityLife) took on a 10 year lease from Cambridge City Council for 47-51 Norfolk Street, a group of empty buildings. In July 2010 Future Business offered Squeaky Gate a contract for most of the first-floor premises at the Norfolk Street Enterprise Centre, for a peppercorn rent, on the proviso that the charity refurbishes the premises to an appropriate standard for occupancy. Their vision for the premises is a suite of rooms that serve as a base for Squeaky Gate and teaching and training rooms that are available for other community groups to utilise. These will include:

- **IT suite:** With a networked suite of 10 Mac computers with software enabling small class teaching for IT based subjects such as: basic IT skills, using the internet, music technology, and design.
- **Workshop room:** Suitable for teaching groups of 10 in a classroom for creative classes such as creative writing, arts & crafts.
- **Community Recording Studio:** Two acoustically insulated rooms – fully equipped with instruments and recording equipment. These will be available to youth and community groups and Squeaky Gate will offer technical training to workshop leaders to maximise the educational impact of the studio. The studio will be networked to the community room below, to allow large groups to record and also offers the facilities to people with limited mobility.

## 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, the 28<sup>th</sup> Cambridge Scout Group and Squeaky Gate Studios.

## 6. Appendices

## 6.1 Appendix A – 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

### East Area Committee Capital Grant Programme Update (Developer Contributions)

#### 1. Programme Update

##### 1.1 £400,000 Budget Allocation for the following five projects

	Project	Ward	Progress	Funding
1	St Philips Church Community Facilities Project	Romsey	<b>APPROVED</b>	<b>£44,000</b>
2	Flamsteed Rd Scout Hut	Coleridge	<b>Recommendation to EAC 14.4.11.</b> Surveyor's report indicates proposals are feasible and the group have capacity to manage project. Costs confirmed £120,000.	£120,000
3	St Martins Church Centre	Coleridge	<b>Recommendation to EAC 14.4.11.</b> Organisers approaching scheme in two phases.	£120,000
4	Stanesfield Rd Scout Hut	Abbey	<b>Further information required.</b> Surveyor concerned about medium/long term condition of building and capacity of group to undertake complex project. Further discussions held with applicant, Ward Cllrs and Scout Association 18.2.11 to assess best way forward. Agreed that Association would help local group organisers to build up new and stronger management committee and develop proposals with them. Also agreed that best way forward would be a new build solution. This would require more funding than currently available through East Capital pot. Local feeling very positive and optimistic that the project was still feasible.	
5	Emmanuel United Reformed Church, Cherry Hinton Road	Coleridge	<b>Further information required.</b> Church Council has identified a need to take a strategic approach to the redevelopment of all their sites. Are likely to make a bid for some interim refurbishment/partial redevelopment. No indication of time scale at present.	
	Budget Remaining		<b>If awards approved</b>	<b>116,000</b>

## 1.2 £400,000 Ward Allocation and Programme Update

Budget	Abbey	Coleridge	Petersfield	Romsey
	16.25%	28.75%	44.50%	10.50%
<b>Budget</b>	£65,000	£115,000	£178,000	£42,000
<b>Remaining</b>	<b>£65,000</b>	<b>£115,000</b>	<b>£178,000</b>	<b>£42,000</b>

	Project	Ward	Progress	Funding
6	Squeaky Gate, Norfolk Street Enterprise Centre	Petersfield	<b>Recommendation to EAC 14.4.11.</b> Renovation of 1 <sup>st</sup> floor accommodation rented from Future Business (10 yr lease from City) to provide community recording studio, training room, main base for outreach	£19,000
7	King's Church, Tenison Road	Petersfield	<b>Further information required.</b> Redevelop facilities to provide a second floor for worship and multiple spaces on the ground floor for community use. Surveyor's report states a robust form of building contract management is required and clarification of the bid amount.	
8	Sturton Street Methodist Church	Petersfield	<b>Further information required.</b> Redevelop to provide enhanced community facilities. Surveyor's report states a robust formal agreement needs to be arranged for a Design & Build Contract with a reputable building contractor. Applicant to firm up project and costs.	
9	Salvation Army	Petersfield	<b>Awaiting contact.</b>	
10	YMCA	Petersfield	<b>Further information required.</b> Considering remodelling ground floor spaces. Potential for youth and community use. Possible links to City Centre Youth Facility funding. Surveyor completing report. Executive Cllr also visiting. Ward Cllrs concerned that café provision might be replicating facilities already available and that location on edge of ward not best for promoting use from across the ward. However, they felt the facilities could have potential as youth venue.	
11	East Barnwell Community Centre	Abbey	<b>Further information required.</b> Discussions taking place with County and managers to assess future development. Awaiting information.	



### **1.2.1 The Petersfield Study**

The study recommended exploring two facilities in particular – Sturton St Church and the YMCA. The Kings Church has also expressed an interest in extending their facilities for community use.

All premises have been visited by surveyor and will require further discussion.

### **1.2.2 Facilities in Coleridge**

A meeting with ward councillors on 14<sup>th</sup> February 2011 concluded that the funding strategy within the ward would be to allocate ward based funds to nominated projects to maximise the value of investment.