



To: Executive Councillor for Community Development and Health
Report by: Head of Community Development
Relevant committee: East Area Committee 18/8/11
Wards affected: Romsey, Petersfield, Coleridge, Abbey

**Community Development Capital Projects in the East Area
Projects Update and Funding Applications from Kings Church, Tenison Road and Squeaky Gate Studios, Norfolk Street.**

1. Executive summary

- 1.1 This report gives the committee an update of the Capital Grants Programme and brings forward an application by Kings Church in Tenison Road and a request from Squeaky Gate Studios in Norfolk Street (for an additional allocation to cover unforeseen works) for consideration by the East Area Committee. To date, £303,000 has been committed from a capital budget of £800,000.
- 1.2 An update on the East Area Committee's Capital Grants Programme is shown at Appendix A.
- 1.3 The grant application from Kings Church is for a contribution of £100,000 to improve and extend existing community provision through the construction of a new first floor, hall and meeting rooms. A project appraisal for Kings Church is shown at Appendix B
- 1.4 Squeaky Gate Studios is asking for an additional £7,602 to cover unforeseen costs arising from the requirement to remove an unsafe chimney stack and to carry out additional support work to walls and ceiling. A report from Squeaky Gate Studios giving an update on their project and details of the additional work is shown at Appendix C.

2. Recommendations

- 2.1 The Area Committee is asked:
 - a) to consider whether the application from Kings Church, as set out in the project appraisal at Appendix B, is suitable for funding from

resources allocated to Community Development Capital Project Grants for the East Area.

And, if the Area Committee supports the application from Kings Church:

- b) to recommend to the Executive Councillor for Community Development and Health that a capital grant of up to £100,000 be awarded to Kings Church for the improvement and refurbishment of their premises, subject to compliance with the Council's legal agreement.

- 2.2 The Area Committee is recommended to advise the Executive Councillor for Community Development and Health that, having considered the request from Squeaky Gate Studios for an additional £7,602, this is suitable for funding from resources allocated to Community Development Capital Project Grants for the East Area.

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 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 Kings Church Group includes:
- The addition of a first floor to the existing chapel building to provide space for worship; refurbishment of the ground floor to provide community space including a hall and meeting rooms; upgrading the existing kitchen and toilet block and creating additional facilities for people with disabilities: a disabled users' toilet and a lift for access to the first floor. The total cost of the improvements would be £195,000. Kings Church are requesting a capital grant of £100,000 towards this cost.
- 3.5 A site meeting was held on 5th July at Kings Church with Petersfield ward councillors. East Area Committee Members are asked to consider whether the grant application should be supported. A representative from Kings Church will attend the area committee meeting to answer questions. A detailed project appraisal is shown at Appendix B.
- 3.6 Following a recommendation from East Area Committee in April 2011, the Executive Councillor for Community Development and Health agreed funding of £19,000 from the East Area Capital Grant programme. Construction has progressed well and the new studios are due to be officially opened in September. However, Squeaky Gate Studios is being required to carry out some unforeseen work to remove an unsafe chimney stack and to carry out additional support work to walls and ceiling. The net cost of the additional works is £7,602. They have produced an update report which details this work and explains why it is required. This is shown at Appendix C. The Area Committee is recommended to advise the Executive Councillor for Community Development and Health to support Squeaky Gate's request for the additional funding.

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:

6. Appendices

6.1 Appendix A – Update on East Area Committee’s Capital Grant Programme

6.2 Appendix B – Project Appraisal for Kings Church Capital Grant Application

6.3 Appendix C – Update report from Squeaky Gate Studios requesting an additional £7,602.

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 S106 Capital Programme Update August 2011

1. Programme Update

1.1 £400,000 Top Slice Budget (£80,000 for each project) for the five nominated projects (see EAC Report 19.8.10)

	Project	Ward	Progress	Funding	Notes
1	St Philips Church 185 Mill Road CB1 3AN	Romsey	Recommendation to EAC 10.2.11 APPROVED Exec Cllr Bick 17.3.11	£44,000	Agreement Signed
2	Flamsteed Rd Scout Hut CB1 3QU	Coleridge	Recommendation to EAC 14.4.11. APPROVED Exec Cllr Bick 15.4.11 A draft Agreement has been produced and sent to the Scout Group. Final signing/sealing of the Agreement is subject to the Council granting the Scout Group a lease extension. Their existing lease expires in December 2016.	£120,000	Awaiting Lease extension and Signed / Sealed Agreement
3	St Martins Church Centre Suez Rd CB1 3QD	Coleridge	Recommendation to EAC 14.4.11. APPROVED Exec Cllr Bick 15.4.11 A draft Agreement has been produced and sent to the Scout Group. The Church has submitted plans for planning approval and is awaiting a decision.	£120,000	Awaiting Signed / Sealed Agreement
4	Stanesfield Rd Scout Hut CB5 8HN	Abbey	Further work required. 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. Agreed that best way forward would be a new build solution. Also agreed that Scout Association would help local group organisers to build up new and stronger management committee and develop proposals with them. These arrangements have		Awaiting submission of viable project

	Project	Ward	Progress	Funding	Notes
			<p>been put in place and they now have a sub-group which is taking proposals forward.</p> <p>They are currently seeking quotes for a new 'pre-built' premises and hope to be in a position to make a formal application soon. However, the group do not have any capital funding themselves. They are seeking other sources of funding but it is likely that they will need more than the notional allocation of £80k currently available through the East Area Capital Grants pot.</p> <p>Councillor Pogonowski has met with representatives of the Scout Group and has requested that the Abbey ward budget of £65k also be reserved for this project until such time as quotations are available and the Scout Group has investigated other funding sources. This would enable East Area Committee to recommend a <u>potential</u> grant of up to £145k should the Scout Group be able to present a viable project.</p> <p>Any grant should be subject to an extended lease being in place.</p>		
5	Emmanuel United Reformed Church, Cherry Hinton Road	Coleridge	<p>Awaiting further information required.</p> <p>Church Council has identified a need to take a strategic approach to the redevelopment of all their sites. Are unlikely to be in a position to progress a funding application in the near future.</p>		Latest position confirmed on 28.7.11

	Project	Ward	Progress	Funding	Notes
6	Squeaky Gate, Norfolk Street Enterprise Centre 47-51 Norfolk St CB1 2LD	Petersfield	<p>Recommendation to EAC 14.4.11. APPROVED Exec Cllr Bick 15.4.11 Renovation of 1st floor accommodation rented from Future Business (10 yr lease from City) to provide community recording studio, training room, main base for outreach. Work has progressed well and is due for completion in September.</p>	£19,000	Agreement Signed
			<p>Recommendation to EAC on 18.8.11 Squeaky Gate Studios has asked that the Council consider allocating an additional £7,602 to cover unforeseen costs which have arisen due to:</p> <ul style="list-style-type: none"> • the removal of an unsafe chimney stack and subsequent reinstatement of brickwork • provision of additional support to the corridor ceiling • removal of unsafe and poorly constructed stud wall and door • additional support to brickwork to enable secure fitting of insulated walls 		An additional £7,602 requested
7	King's Church, 49-53 Tenison Road, CB1 2DG	Petersfield	<p>Recommendation to EAC 18.8.11 Redevelop facilities to provide a second floor for worship and multiple spaces on the ground floor for community use. Surveyor's report positive – clarification about project management and contract arrangements received. Bid is for £100k. Site meeting held with ward Cllrs on 5th July. Project appraisal produced.</p>		Bring to East Area Committee in August for decision.
8	Sturton Street Methodist Church 58 Sturton St CB1 2QA	Petersfield	<p>Further information required. Redevelop to provide enhanced community facilities. More work required by applicant to firm up project and costs.</p>		Need to follow up actions with applicant
9	Salvation Army 1 Tenison Rd CB1 2DG	Petersfield	<p>Awaiting contact.</p>		No information
10	YMCA	Petersfield	<p>Further work required</p>		Exploring options with

	Project	Ward	Progress	Funding	Notes
	Gonville Place		<p>YMCA have planning permission to remodel ground floor to provide a new lounge for residents at the rear of the main building. This could potentially leave a large ground floor space for youth and community use. Ward Cllrs concerned that 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.</p> <p>Exec Cllr and HoCD met with YMCA on 21.7.11 to discuss potential for a city centre youth venue. Meeting was positive and both sides agreed to explore things further. Agreed to draw up proposals for consultation with young people with a view to gauging their views about the venue, what it should contain, how it should be run etc. Would need to progress in partnership with others.</p> <p>Exec Cllr would like the notional allocation of £80k from the East Area Grants pot to be reserved alongside the existing £100k budget for a City Centre Youth Venue (in the Council's capital plan) until the exploratory work has been carried out.</p>		YMCA for a possible city centre youth venue.
11	East Barnwell Community Centre	Abbey	<p>Further information required. Discussions taking place with County and managers to assess future development. Awaiting information.</p>		Need to chase County
12	Centre at St.Pauls	(Trumpington) Petersfield	<p>Preliminary proposal to be taken forward Centre at St.Pauls have asked for a capital contribution of £34,800 towards the cost of a major refurbishment with a total value of around £300,000. The £34,800 would be used specifically to improve the heating system. Whilst the Centre sits just in Trumpington it also serves the Petersfield community and provides good quality and well managed community facilities. A Council surveyor's report in February 2011 gave a positive assessment of the project both in terms of its contribution to community facilities and in the capacity of the church to manage the project.</p> <p>East Area Committee may wish to provisionally allocate £17,400 to the project providing the other £17,400 can be found from S106 contributions elsewhere.</p>		Need to explore whether funding can be found from elsewhere to match a potential East Area allocation of £17,400

1.2 £400,000 nominally allocated to wards (see EAC Report 19.8.10)

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.

Facilities in Coleridge

A meeting with ward councillors on 14th 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.

1.3 Budget Summary Table

The additional value (£40k for each) of the 2 approved Coleridge projects is met from the Coleridge ward budget as per the above strategy.

Ward	Total Accrued Contributions £	Top Slice agreed by EAC Aug 10 £	Top Slice remaining £	% Ward split agreed by EAC Aug 10	Ward split £	Ward split remaining £
Abbey	130,000	(5x £80k) 400,000	196,000	16.25%	65,000	65,000
Coleridge	230,000			28.75%	115,000	35,000
Petersfield	356,000			44.50%	178,000	159,000
Romsey	84,000			10.50%	42,000	42,000
Total	800,000	400,000	196,000	100%	400,000	301,000