



To: Executive Councillor for Community Development & Health - Cllr Tim Bick  
Report by: Alan Carter, Head of Strategic Housing  
Relevant scrutiny committee: Community Services Scrutiny Committee 12/01/2012  
Wards affected: From Trumpington to Queen Ediths  
EqiA Undertaken ? Yes

## **CLAY FARM COMMUNITY CENTRE Key Decision**

### **1. Executive summary**

The City Council is leading the partnership project to provide the new Community Centre at Clay Farm. Other partners include the Primary Care Trust, the County Council; South Cambridgeshire District Council and Cambridgeshire Partnerships Limited. The Clay Farm Community Centre will be a high profile sustainable building of quality design. Analysis of the phased payments and current anticipated build rate of the new homes suggest that the optimal time to complete the Community Centre will be December 2014. For this to be achieved it will be necessary to start a procurement process early in 2012.

### **2. Recommendations**

The Executive Councillor is recommended:

- To note the programme to build a new Community Centre at Clay Farm.
- To approve that a Design Team be commissioned to design and oversee the delivery of the Community Centre and that a Contractor be procured to build the Community Centre.
- To delegate authority to the Director of Customer and Community Services to sign a contract with both the Design Team and the Building Contractor in liaison with the Director of Resources and the Head of Legal Services and in consultation with the Executive Councillor for Community Development and Health and the Opposition Spokesperson and the Chair of the Community Services Scrutiny Committee.

### 3. Background

Outline planning permission has been granted for the development of up to around 4,000 new homes on the Southern Fringe of Cambridge on four sites: Clay Farm (up to 2,300), Glebe Farm (350), Trumpington Meadows (1,200), and Bell School (350).

A new community centre is to be provided at the heart of Clay Farm, fronting the new square and it is proposed that the centre should have joint uses involving the City Council, County Council and health partners. The project will therefore be of interest to the emerging Health and Wellbeing Board.

The Clay Farm Community Centre will be a high profile building of quality design that reflects the Council's objectives to be at the forefront of low carbon living.

The following facilities are planned to be provided in the new Clay Farm Community Centre.

- **community space:** comprising a multi-use hall with sprung floor, suitable for performance and exhibition, and flexible meeting rooms
- **a community café** large enough to be viable
- **a youth wing** with games area, band & DJ room, and space for craft activities.
- **a public library** with internet access and areas for lending and reading materials
- **a health centre** with consultation rooms for eight general practitioners, flexible spaces for primary care support services, waiting areas, and a minor surgery suite
- **residential accommodation** – up to 20 affordable flats
- **touchdown facilities** and accommodation for **Police and social services** and other providers
- **car parking** for essential staff and emergency vehicles with external areas for community use

The Community Centre Community Centre will sit on City Council land and the City Council is therefore leading the project to deliver the building.

The planning approval for the four sites that make up the Southern Fringe require the developers to make financial contributions towards the costs of Community Centre.

Preliminary design studies have explored the space requirements of the partners and they are shown in Appendix 1.

The Design Code calls for a building of between three and five storeys in this location. The preliminary designs show the community facilities shown above occupying two floors of the building with sixteen Affordable Housing units on floors three and four.

#### **4. The Project Group**

Extensive discussions were held as part of the master-planning of the Southern Fringe about the need for a Community Centre to serve the new community. Following the conclusion of the Planning Appeal in respect of the Clay Farm site, a project group has been set up involving the key partners in who would fund and use the Community Centre.

The key partners are;

Cambridge City Council (Community space)  
Cambridgeshire County Council (Library, Social Care and Police)  
NHS Cambridgeshire and local GP (Health Centre)  
Cambridgeshire Partnerships Ltd. (Affordable Housing provider)

The Project Group is meeting monthly.

Community engagement will be managed through the Southern Fringe Community Forum. A representative from the Trumpington Residents Association has agreed to participate in the process to select the Design Team. It will be a significant part of the Design Team's brief to engage effectively with all interested individuals and groups and bidders experience and approach to this will be tested in the procurement process.

#### **5. Project Programme**

Analysis of the phased payments (see section 6 below) and current anticipated build rate of the new homes suggest that the optimal time to complete the Community Centre will be December 2014. By then it is estimated that 1000 homes will be occupied. The Project Group considers the best way to best way to deliver the new building is to conduct a two-stage process. First, it is proposed to commission a Design Team to work with the partners to develop the design for the building within the funding available and to achieve a detailed planning permission. Stage two would be to procure a building contractor to complete the construction of the new

Community Centre. The Design Team will assist the Council to manage the construction phase of the project too.

The key milestones in the Programme to complete the new Community Centre are as follows;

*January 2012 – Start procurement of Design Team*

*September 2012 – Appoint Design Team*

*October to December 2012 – Develop Design for the Community Centre with the Design Team*

*July 2012 – Secure Planning Approval and finalise budget and funding for the new Community Centre by November 2012*

*January 2013 – Start procurement of Building Contractor*

*June 2013 – Appoint Building Contractor*

*November 2013 - Start on Site*

*December 2014 – Complete new Clay Farm Community Centre*

## **6. Budget and Funding**

The Clay Farm Community Centre is currently estimated to cost £8.2 million. The project has been noted in the Medium Term Strategy and appropriate provisions will be requested in the 2012.13 capital budget and thereafter.

Developer Contributions are available to part fund the new Community Centre and have begun to be received. These will be paid in two ways

- a. In lump sums on the completion of houses on each site. These payments will be phased. For example 5% of the total Developer Contribution to the Community Centre from the Clay Farm site will be payable on occupation on the 150<sup>th</sup> home; and a further 5% on occupation of the 250<sup>th</sup> home etc. These Developer Contributions total £3,529,000.
- b. The Developer Contribution in respect of the health centre will be in the form of eight equal annual payments over the first eight years life of the centre (totalling £1,010,770) but is also subject to the health authority agreeing a 15 year lease on the health centre.

The Developer Contributions are indexed linked.

A supplementary contribution of £261,000 is also available from the County Council in respect of the proposed Library.

The cost of the provision of the sixteen Affordable Housing units will be met in full by the affordable housing provider, Cambridgeshire Partnerships Limited (CPL).

Appendix 2 shows the capital budget for the Clay Farm Community Centre.

During the section 106 negotiations it was agreed that the City Council will provide the development funding for the Community Centre. Development finance from the Council will be required to progress the Community Centre as the lump sum Developer Contributions will not cover the full capital cost and because of the timing of the receipt of the lump sums. The cost of the development finance will be paid for by the £1,010,770 Developer Contribution in respect of the first eight year life of the health centre and also by the rent payable by the health centre for years 9 to 15 of the fifteen year lease.

A cash-flow forecast has been carried out that estimates that the development finance provided by the Council will be repaid after 15 years. (see Appendix 3).

## **7. Management Options**

We will need to explore and evaluate different management options for the Community Centre. We need to ensure the model we agree is sustainable in terms of revenue funding whilst also ensuring that the Centre's facilities are fully accessible to the more vulnerable and disadvantaged groups. The agreed model should also inform the detailed design of the Community Centre.

The co-location of services within the Community Centre may provide opportunities for shared facilities management arrangements (such as maintenance and cleaning) and there may be opportunities for a shared reception area. However, we need to be mindful of the specific needs of the different services.

Evidence within the City shows that there are different models which can strike an acceptable balance (for example, Arbury Community Centre, which is run by a charity and is effectively self sufficient and Trumpington Pavilion which is leased to Trumpington Residents Association who run the facility through a Service Level Agreement with the Council which provides them with some limited revenue funding). However, these are much smaller facilities and they do not have the co-located services planned for the Community Centre at Clay Farm.

The Head of Community Development has secured £20,000 from the Efficiency Fund to carry out an options appraisal of sustainable management arrangements for all the Council's Community and Neighbourhood Centres. This study will include an appraisal of options for the planned facilities at Clay Farm and North West Cambridge (NIAB 1). This study will inform a draft strategy for the long term management of the Council's Community and Neighbourhood Centres which officers intend to report to this committee in June 2012 together with an up-date on progress with the delivery of the Clay Farm Community Centre project.

## **8. Legal Implications**

Under the terms of the planning agreement the Developer Contributions will be paid in different ways to different partner organisations. For example, the City Council will receive funding direct in respect of the community centre. The County Council will receive the capital funding themselves in respect of their facilities. Funding for the health centre will come to the City Council provided a 15 year lease on the health centre is agreed.

A Funding Agreement is currently being finalised with the County Council and the Primary Care Trust to ensure their contributions will be forthcoming as the project progresses.

There is not a need to commit significant funding to the project until the Design Team has been appointed. This is projected to be in September 2012. Therefore, it is the intention to conclude negotiations with partner agencies on legal agreements that will ensure appropriate funding is secure. A final budget can then be established within which a final design for the new Community Centre can be developed.

## **9. Staffing Implications**

A part-time (two days a week) Project Manager for the project is being paid for from the Project Budget. All other project work is being managed within existing staff capacity.

## **10. Equal Opportunities**

### **Equality Impact Assessment conducted**

An Equality Impact Assessment has been conducted and has been considered by the Project Board. The conclusions from the Assessment will be built into the Design Brief to be developed with the Design Team.

## **11. Environmental**

The Design Team selected will have a track record in delivering environmental sustainable buildings. They will also have the credentials and be as aspirational as the Council in evolving the development of design; use of materials; and function of buildings to promote low carbon living and the minimisation of waste. The baseline for the building set some time ago was for the new Community Centre to be designed to at least the 'BREAAAM Excellent' standard. It is the aim to work with the Design Team to deliver a building to as high a standard as we can in relation to the budget and contemporary practice and design.

The new Community Centre will be located adjacent to an area of land also owned by the City Council that is to be sold as part of the residential development of Clay Farm. The Council aspires for the residential area to be developed as an environmentally sustainable exemplar and therefore the Design Team for the new Community Centre will be required to be cognisant of the inter-relationship of the two sites in terms of environmental sustainability.

## **12. Community Safety**

There are no particular implications for Community Safety of this project.

## **13. Background papers**

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

"City Owned Land in Clay Farm - Strategic Capacity and Character Study",  
5th Studio, March 2011.

## **14. Appendices**

Appendix 1- Space Requirements of Uses in the Community Centre  
Appendix 2 – Capital Budget for the Clay Farm Community Centre  
Appendix 3 - Cash-flow forecast estimating that the development finance by the Council will be repaid after 15 years.

## **14. Inspection of papers**

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

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## Appendix 1- Space Requirements of Uses in the Community Centre

Use	Baseline Area (sqm)
Library	337
PCT Health	953
Pharmacy	125
Community Centre	466
Café	128
Youth Provision	182
Touchdown (for Police and Social Services)	135
Shared spaces, including plant, services, lifts, stairs, etc.	549
Residential	900
<b>Grand Total Baseline accommodation</b>	<b>3775</b>







Appendix 3 - Cash-flow forecast estimating that the development finance by the Council will be repaid after 15 years.

				interest rate	3.11			
				initial rent	181			
		all figures in £1000 per year						
	year	initial year balance	rent payable	balance less payments	interest added in year	final year balance	comments	
2014	0	2,700	-	2,700	84	2,784	(note 2)	
2015	1	2,784	181	2,603	84	2,687	rent subsidy period (note 1)	
2016	2	2,687	181	2,506	81	2,587		
2017	3	2,587	181	2,406	78	2,484		
2018	4	2,484	181	2,303	74	2,377		
2019	5	2,377	181	2,196	71	2,267		
2020	6	2,267	181	2,087	68	2,154		
2021	7	2,154	181	1,973	64	2,038		
2022	8	2,038	181	1,857	61	1,917		
2023	9	1,917	263	1,655	56	1,710	Rent payable see Note 3	
2024	10	1,710	270	1,440	49	1,489		
2025	11	1,489	277	1,212	42	1,254		
2026	12	1,254	285	970	35	1,004		
2027	13	1,004	292	712	27	739		
2028	14	739	300	439	18	457		
2029	15	457	308	149	9	158		
2030	16	158	317	-159	-0	-159		

Explanatory notes

1. Countryside pays "rent subsidy" for first 8 years - no other income to City from NHS
2. City Council borrowing £2.7m to enable project to happen
3. NHS payment goes up to "commercial rent in Year 9
4. City Council Finance Section advises; rate will vary but this table assumes constant.
5. Equal to the total NHS "rent subsidy" divided by 8 years, plus rent for Beverley Way (£40k).