



To: Executive Councillor for Community Development and Health  
Report by: Head of Community Development  
Relevant committee: East Area Committee 9/02/12  
Wards affected: Romsey, Petersfield, Coleridge, Abbey

## **Community Development Capital Projects in the East Area Funding Application from St.Philips Church**

### **1. Executive summary**

- 1.1 This report gives the committee an update of the East Area Capital Grants Programme and brings forward an application by St.Philips Church in Mill Road for consideration by the East Area Committee. If the grant to St.Philips Church is approved, £503,402 will have been committed to date 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 St.Philips Church is for a contribution of £78,000 from the East Area Capital Grants Programme towards a major re-development which includes the provision of new community rooms and a community café with kitchen training facilities for young people and people with disabilities. A contribution of £44,000 towards the cost of a lift and solar panels was agreed at the start of the project in February 2011.
- 1.4 A project appraisal for the application is shown at Appendix B.

### **2. Recommendations**

- 2.1 The Area Committee is asked:
  - a) to recommend to the Executive Councillor for Community Development and Health that a capital grant of £78,000 be awarded to St.Philips Church as a contribution towards the cost of providing new community rooms and a community cafe, subject to compliance with the Council's legal agreement.

### **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 project appraisal for St.Philips Church will be considered by the Council's Asset Management Group (an internal officer group) on 2<sup>nd</sup> February 2012 and any comments will be reported verbally at the East Area Committee meeting.

#### **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 St.Philips Church

## **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 February 2012

**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)**

	<b>Project</b>	<b>Ward</b>	<b>Progress</b>	<b>Funding</b>	<b>Notes</b>
1	St Philips Church 185 Mill Road CB1 3AN	Romsey	<b>Recommendation to EAC 10.2.11 APPROVED Exec Cllr Bick 17.3.11</b>	<b>£44,000</b>	Agreement Signed Work in progress
			<b>Recommendation to EAC 9.2.12</b> Recommendation is for a grant of £78,000 towards the cost of new community rooms and a community café with training kitchen.	<i>£78,000</i>	(awaiting consideration / approval)
2	Flamsteed Rd Scout Hut CB1 3QU	Coleridge	<b>Recommendation to EAC 14.4.11. APPROVED Exec Cllr Bick 15.4.11</b> A signed Agreement has been received. The Council has agreed to extend their lease until 2022.	<b>£120,000</b>	Agreement signed. Awaiting start on site
3	St Martins Church Centre Suez Rd CB1	Coleridge	<b>Recommendation to EAC 14.4.11. APPROVED Exec Cllr Bick 15.4.11</b> A draft Agreement has been produced and sent to the	<b>£120,000</b>	Awaiting Signed Agreement and programme

	Project	Ward	Progress	Funding	Notes
	3QD		Church. The Church has received planning approval for the works.		
4	Stanesfield Rd Scout Hut CB5 8HN	Abbey	<p><b>Further work required.</b> Local Scout Group now has a stronger Management Committee and is actively seeking proposals for a replacement building on the site. 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>Site meeting held on 27<sup>th</sup> January 2012 with ward councillors and members of the management committee to explore possible options.</p>		Awaiting submission of viable project
5	Emmanuel United Reformed Church, Cherry Hinton Road	Coleridge	<p><b>Awaiting further information required.</b> 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 foreseeable future.</p>		Suggest an alternative project(s) are identified in Coleridge.

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

	<b>Project</b>	<b>Ward</b>	<b>Progress</b>	<b>Funding</b>	<b>Notes</b>
6	Squeaky Gate, Norfolk Street Enterprise Centre 47-51 Norfolk St CB1 2LD	Petersfield	<p><b>Recommendation to EAC 14.4.11.</b>  <b>APPROVED Exec Cllr Bick 15.4.11</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.</p>	<b>£19,000</b>	Agreement Signed Works Complete
			<p><b>Recommendation to EAC on 18.8.11</b>  <b>APPROVED Exec Cllr Bick on 23.8.11</b>            an additional £7,602 to cover unforeseen costs which have arisen due to:</p> <ul style="list-style-type: none"> <li>• the removal of an unsafe chimney stack and subsequent reinstatement of brickwork</li> <li>• provision of additional support to the corridor ceiling</li> <li>• removal of unsafe and poorly constructed stud wall and door</li> <li>• additional support to brickwork to enable secure fitting of insulated walls</li> </ul>	<b>£7,602</b>	Agreement signed Works Complete
7	King's Church,	Petersfield	<b>Recommendation to EAC 18.8.11</b>	£100,000	Agreement signed.

	<b>Project</b>	<b>Ward</b>	<b>Progress</b>	<b>Funding</b>	<b>Notes</b>
	49-53 Tenison Road, CB1 2DG		<b>APPROVED Exec Cllr Bick on 23.8.11</b> Redevelop facilities to provide a second floor for worship and multiple spaces on the ground floor for community use.		Planned start March 2012
8	Sturton Street Methodist Church 58 Sturton St CB1 2QA	Petersfield	<b>Further information required.</b> Redevelop to provide enhanced community facilities. More work required by applicant to firm up project and costs. Discussion held with applicant on 6.12.12		Awaiting proposals
9	Salvation Army 1 Tenison Rd CB1 2DG	Petersfield	<b>Awaiting contact.</b>		No information
10	YMCA Gonville Place	Petersfield	<b>Further work required</b> 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.		Exploring options with YMCA for a possible city centre youth venue.  ChYpPS to carry out survey of young people

	Project	Ward	Progress	Funding	Notes
			<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>£100k budget for a City Centre Youth Venue is identified in the Council's capital plan from other sources. However, we will not be clear about the actual funding required until the exploratory work has been carried out and we know whether a joint scheme with the YMCA is practicable and will deliver what young people want.</p> <p>A report will be submitted to Community Services Scrutiny Committee in March 2012.</p>		
11	East Barnwell Community Centre	Abbey	<p><b>Further information required.</b> Discussions taking place with County and managers to assess future development. Awaiting information.</p>		County looking to explore possible 'community hub'
12	Centre at	Trumpington	<b>Recommendation to EAC 27.10.11</b>	<b>£14,800</b>	St.Pauls are



	Project	Ward	Progress	Funding	Notes
	St.Pauls	/ Petersfield	<b>APPROVED Exec Cllr Bick on 12.1.12</b> Application for £14,800 towards the cost of a major refurbishment of their main hall for community use with a total value of around £180,000. The grant will be used specifically to re-new and upgrade the heating system.		seeking additional funding from others. Start date estimated to be summer 2012.
13	Rock Road Library	(Queen Ediths) Coleridge	Identified by County as part of a possible community hub project. HoCD met with Rep from Friends group in October 2011.		Awaiting proposals
14	St.Barnabas Church, Mill Road	Petersfield	Church approached HoCD in November 11 about possible funding towards a major refurbishment with an estimated cost of £1.2m. Site meeting held with ward councillors on 6.12.12. Not satisfied that project would deliver wider community benefits.		

## The Petersfield Study

The study recommended exploring two facilities in particular – Sturton St Church and the YMCA. The Kings Church also expressed an interest in extending their facilities for community use. All premises have been visited by a surveyor. Updates are given in the table above.

## 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.

### 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	*160,000	16.25%	65,000	65,000
Coleridge	230,000			28.75%	115,000	35,000
Petersfield	356,000			44.50%	178,000	36,598
Romsey	84,000			10.50%	42,000	*0

<b>Total</b>	<b>800,000</b>	<b>400,000</b>	<b>160,000</b>	<b>100%</b>	<b>400,000</b>	<b>136,598</b>
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\* Assumes £78,000 is approved on 9 February 2012 for St.Philips (£36,000 from top slice and £42,000 from ward split)