

# Item 4

AREA 1 FORUM

6<sup>th</sup> November 2006

Report of the Head of Strategy and Regeneration

Sedgefield Borough Local Improvement Programme

Application Report- Spennymoor Settlement Regeneration project

## Introduction

This report highlights a Local Improvement Programme (LIP) application submitted to and appraised by the Strategy and Regeneration Section. The report provides information to the Area 1 Forum for their consideration and comments, which will be used to formulate a report and recommendation to the Sedgefield Borough Council cabinet in due course.

The Area 1 Forum has been allocated £836,000 of LIP capital resources between 2006 and 2009, none of which has been approved to date. Of this amount, £278,800 has been allocated to financial year 2006 / 07.

## Project Background

- **Name of Project:** Spennymoor Settlement Regeneration Project
- **Name of Applicant:** Spennymoor Settlement
- **Legal Status:** Registered Charity
- **Date of Application:** 8<sup>th</sup> September 2006
- **Landlord:** Spennymoor Settlement Trustees
- **Brief Description of Project:** The project will refurbish the existing facilities at the Everyman Theatre to enable the Settlement Association to provide extra arts and community based activities to ensure that the Theatre is used to it's full extent and safeguarded for the future.
- **Requested from LIP:** Approximately £118,106 (70%)
- **Total Project Cost:** £ 168,106
- **What will the LIP be used for:** To carryout a full overall of this Grade II Listed building and surrounding external garden area to provide enhanced facilities for the community. This includes new kitchen, toilets, heating, stage electrics system to enable more productions to take place, security and emergency system to enable additional activities / opportunities to be provided as a result.

## LIP Criteria

- **DCLG Definition:**

The Everyman theatre was built in 1939 and has undergone few works since then therefore the vast majority of the building is original. The building in its current state is not suitable for the majority of the activities, which have expressed an interest in locating there. The building is therefore significantly underused and the project will bring the theatre and its grounds back into effective use.

- **Community Strategy Objectives:**

The project links to three of the four community strategy objectives. These are Healthy – Improving the health and well being of local communities through the provision of greater Arts and well-being activities, Prosperous- Development of the Borough's unique cultural and tourism attractions, and Attractive –Develop and maximise the leisure and cultural facilities in the Borough.

- **Evidence of need and community support:**

A feasibility study has been carried out by CAVOS. As an integral part of this study, a questionnaire was delivered to all residents of Spennymoor and responses analysed. Households adjoining the premises and all groups using the premises have also been consulted.

A structural survey has been carried out on the building, which highlighted significant issues to be resolved in order for the building to cater for new user groups.

- **Value for money and Revenue implications:**

The applicant has applied for **£118,106 (70%)** of the total project costs. The remaining costs of £50,000 has been applied for from the Heritage Lottery Fund but not yet confirmed. Revenue costs will be covered primarily from income generation from additionally opportunities to hire the facility. All elements of the work will be tendered to ensure value for money criteria is considered as part of the process.

- **Statutory Approvals:**

Listed Building Consent and Planning Permission will be applied for.

### **Recommendation from the Strategy and Regeneration Section:**

That the Area Forum considers the following key issues

- The relative priority of this project within the Area 1 locality and the historical importance of the building.
- The applicant has not yet supplied three quotes for the project, and as such the costs outlined in this report represent a cost estimate. The project will be subject to a full tender process before any works begin.

Subject to being happy with the above points that the Area Forum support the progress and further development of this application.

## **Material considerations:**

### **Other applications received from Area 3:**

In taking the above decision, the Area Forum is requested to consider the implication of the funding level requested against the following projects that have been received for future determination by the Forum.

- Tudhoe Grange School - New Community & Family Support Area - £20,000 requested from LIP. Total project cost £33,250. This application will be brought to the next Area Forum for discussion.
- Middlestone Moor Playground Phase 3, Middlestone Moor Action Reform Group - LIP amount requested £41,518, Total project cost £64,734.

The following projects are under development although no application has been received to date. Once applications are received these projects will be brought forward to the Forum for debate.

- John Kitson Arch- Spennymoor Town Council. No costs as yet
- Kirk Merrington Play Area - Kirk Merrington Community Association- No costs identified as yet.

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