

Item 5

AREA 1 FORUM

3rd September 2007

Report of the Head of Strategy and Regeneration

Sedgefield Borough Local Improvement Programme

Application Report- Spennymoor Settlement Regeneration Project

This report highlights a Local Improvement Programme (LIP) application submitted to and appraised by the Strategy and Regeneration Section. This report provides additional information to the Area 1 Forum on the Spennymoor Settlement Regeneration Project 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. This is broken down to provide approximately £278,000 of LIP funds each year for project activity.

Project Background

- **Name of Project:** Spennymoor Settlement Regeneration Project
- **Name of Applicant:** Spennymoor Settlement
- **Legal Status:** Registered Charity
- **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 its full extent and safeguarded for the future.
- **Requested from LIP:** £140,000 (56%)
- **Total Project Cost:** £250,000 (revised from £168,106)

The Area 1 Forum held 6 November 2006 supported the Settlement Project going forward for LIP funding to a value of £118,106. Following the Forum meeting, the Settlement undertook a detailed Technical Study to examine the full scheme costs and establish a more accurate project budget.

The Technical Study, prepared by Sedgefield Borough Council's Property Services Team, has highlighted some additional areas of work to that identified in the original feasibility study undertaken in February 2005. This includes work to meet necessary disabled access requirements, appropriate electricity supply, security systems / emergency lighting, and building inflation. This has resulted in an increase in the anticipated project costs to £250,000 – see *value for money section*.

What will the LIP be used for: The building and grounds require considerable attention to bring them up to an acceptable standard and enable additional use to take place. Internal works will include a new layout providing modern male and female/disabled toilets, a new kitchen facility, new changing rooms and relocation of the boiler room as well as a new boiler / and heating system.

External works include re-pointing the whole building, replacing rainwater goods, improve under-floor ventilation, replacing windows, provide a new emergency exit and carry out improvements to the main entrance and signage. The gardens will be completely revamped with new hard and soft landscaping. Level access will permit the Settlement to provide additional activities for elderly and disabled users. Further details were provided in the November 6th Area Forum report that was supported by the Forum.

Value for money:

The original Spennymoor Settlement LIP application requested £118,106 (70%) from LIP for the original project costing £168,106. The additional works identified by the Technical Study have increased the overall project costs to £250,000 and The Settlement is now seeking £140,000 of LIP funding. However, since the date of the first Area Forum meeting, the Spennymoor Settlement has been very successful with their fundraising and can now contribute £110,000 in 'matched funding' to the project, reducing the percentage of LIP funding to 56% of project total.

Area 1 Forum had a LIP allocation of £278,800 for 2006/07, of which £54,882 has been allocated to two schemes. There therefore are sufficient funds remaining from the 2006/07 allocation to meet the Spennymoor Settlement's increased cost.

Further funding of £278,800 is available during the 2007/08 financial year for other projects within the Area 1 Forum locality.

Statutory Approvals:

Listed Building Consent and Planning Permission have been applied for.

Recommendation from the Strategy and Regeneration Section:

That the Area Forum considers the following:

- The initial Area Forum Report of November 2006.
- The relative priority of this project within the Area 1 locality and the historical importance of the building / organisation.
- The Area Forum's continued support for this application given the identified increase in project costs.

Material considerations:

Other applications received from Area 1:

In taking the above decision, the Area Forum is requested to consider the implication of the funding level requested by the Settlement project against

the level of funding remaining from 2006/07 financial year and the resources available this year.

The Strategy and Regeneration Division are currently working with a couple of other organisation within the Area 1 Forum to develop LIP projects for future consideration by the Area 1 Forum later this year.

Given the resources available within the Local Improvement Programme (LIP) capacity exists to consider other project activity with the Area 1 Forum. For further details or to discuss any project ideas please contact Linda Goundry or Nicola Woodgate from Sedgefield Borough Council on (01388) 824002.

Applications from Area 1 Forum approved to date:

- Tudhoe Grange School value - £15,227
- Middlestone Moor Playground value - £39,655

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