

Item 5

AREA 1 FORUM

29th October 2007

Report of Assistant Chief Executive

Sedgefield Borough Local Improvement Programme

Application St Paul's Parish Church – Technical study.

This report highlights a Local Improvement Programme (LIP) application submitted to and initially 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 further develop the project proposal prior to it being taken through Sedgefield Borough Council's decision-making process.

The Area 1 Forum has been allocated £836,000 of LIP capital resources between 2006 and 2009. A total of £278,600 has been allocated to the year 2007/08 of which £179,655 has been approved to date. A range of projects were allocated in the previous year for this area, and there is some additional under-spend resulting from last year, which will be available to the Area Forum for additional project activity.

Project Background

- **Name of Project:** Parish Hall Community Regeneration Project – Technical Study
- **Location:** Whitworth Terrace Spennymoor
- **Name of Applicant:** St Paul's Parish Church.
- **Brief Description of Project:**

This application is requesting funding to carry out a Technical Study with a view to looking at the options available to refurbish and extend the existing dilapidated, run down Church Hall, which is located behind St Paul's Church in Spennymoor. The project will look at the technical requirement of either a structural renovation and development to existing premises or New Build premises, with the aim to provide facility for increased general use by community groups, provide provision for "healthy lifestyles" opportunities and provide a base for 3 – 5 Social enterprise small businesses.

- **Requested from LIP: £6,848 (100%) Technical Study**
- **Total Estimated Project Cost: £6,848**

- **What will the LIP be used for:**

The aim of this stage of the project is to undertake a study, which will provide details of:

- Structural survey of present building
- Enhanced modernised facilities for public/community usage, meeting rooms and to include stage/hall
- Structural changes and enhancements (including extensions)
- Provision of a first floor extension to serve as small business office units
- Inclusion of a community coffee shop, to be a focal part of the new development
- Provision of car parking spaces, per requirements
- Accord with all statutory provisions

Impact of the Project:

The applicant has stated that the project should provide an enhanced community based facility, which would improve the physical and environmental conditions of the neighbourhood, and develop other regeneration benefits within the areas of skills training, improved healthy living, community safety, and greater social and community cohesion.

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

The applicant has stated that arising from an initial community consultation process, there is clear demonstration of need for the proposed facilities and enthusiastic support from all sections of the community. A wide range of community groups; schools; centre user groups; civic and community leaders, have been invited to generally comment on current proposals for the development of the centre and their responses have provided unanimous support.

A more comprehensive household consultation and a series of public meetings will take place to ensure all residents in the area can comment on the concept and give input into the project, this will also involve discussions with the Police, Spennymoor Comprehensive School, and potential users of the hall.

Subject to endorsement by the Area Forum at this stage, the Strategy & Regeneration Division will work with the applicant during the full appraisal process to explore the links with other facilities, and also look at a more detail predicted programme of use for the facility in order to maximise the overall impact of the project.

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

By carrying out this stage of the project this will help to establish a full project cost for all elements of the scheme and inform the options available.

A key issue in considering any future project proposal is to ensure that the increased revenue costs associated with maintaining a facility of this nature can be met.

Statutory Approvals:

- Requirement of Planning Permission will be a major consideration addressed by undertaking the Technical Study.

Subject to discussion and agreement by the Area Forum to progress the project proposal, the applicant will work with the Strategy and Regeneration Division to inform a full appraisal of the LIP application prior to it being taken through Sedgefield Borough Council's decisions making.

Recommendation from the Strategy and Regeneration Section:

That the Area Forum considers:

- The project proposal, and how it would meet the priority needs of the Area 1 locality.

If the Area Forum wish to support the undertaking of the Technical Study then a further more detailed report will be brought to the Area Forum once this Study has been completed to enable the Forum to consider the overall cost implications of the proposed final project.

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 against the following projects that have been received for future determination by the Forum.

Applications under development

<u>OxClose Nursery School</u>	approx. £41,000
Extend building to offer a parents room, to offer parenting classes, family learning sessions, health visitor advice, distance learning. Also to develop some of the unused waste land to extend the outdoor play	

area to provide a wildlife area, pathways and an area for growing vegetables.

Projects endorsed by Area Forum and waiting decision by SBC.

None

Projects Approved to date:

2006/07	Tudhoe Grange School Family Centre	£ 15,226.00
2006/07	Spennymoor Settlement Technical Study	£ 3,231.00
2007/08	Middlestone Moor Play Area	£ 41,518.00
2007/08	Spennymoor Settlement	£140,000.00