

# Item 5

## AREA 1 FORUM

16<sup>th</sup> June 2008

### Report of the Assistant Chief Executive

#### Sedgefield Borough Local Improvement Programme

#### Application - St. Paul's Parish Hall Community Regeneration Project.

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 subject to budget approval. A total of £278,600 has been allocated to the year 2007/08 of which £188,503 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:** St. Paul's Parish Hall Community Regeneration Project.
- **Location:** Whitworth Terrace Spennymoor
- **Name of Applicant:** St. Paul's Parish Church
- **Brief Description of Project:** The project, which is split into two phases, aims to undertake a major structural renovation and development of the existing Parish Hall, this will include a facility for increased general use by community groups, a provision for "healthy lifestyles" opportunities and a base for 3-5 Social Enterprise small businesses.
- **Requested from LIP: £200,000 (44%) (Phase 1 only)**
- **Total Estimated Project Cost: £455,300 (phase 1)**
- **Total Estimated Project Cost of Phase 1 and 2: £1,154,409.**

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

- Phase one – Refurbished exterior to existing building, new entrance foyer and single storey extension to North East Corner. This will incorporate:
  - Kitchen,
  - Café,
  - Entrance Foyer,
  - Lift and staircase
  - Upper Gallery
  - 1 Social Enterprise Unit

- **Impact of the Project:**

The applicant has stated that the provision of an enhanced community based facility 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.

- Community spirit encouraged through working together with St Paul's Residents Association, local councillors, schools, community police and users of the building.
- Improved health/mental health and well-being of the community particularly the elderly residents in the area by providing activities such as luncheon clubs, movie afternoons, fitness clubs, tea dances etc.
- Reduction of anti-social behaviour and vandalism through engagement with young people.
- The unattractive and run-down building will be refurbished, creating an aesthetically pleasing facility with attractive landscaping to enhance the area.
- Job creation and skills development, created within both phases. Social Enterprise Groups developed in phase 2 would encourage new start up business. The Centre itself would also create some employment.

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

The applicant has stated that the project has received unanimous support from a wide range of civic and community leaders; community groups; schools; centre user groups. The outcome of the comprehensive household consultation and two well supported public meetings showed many positive responses.

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

The applicant has applied for £200,000 of LIP, which is 44% of the phase one project costs. This project is however the first phase of an anticipated larger project. The applicant is working on funding

applications for both the 1<sup>st</sup> and 2<sup>nd</sup> phases of the project. It is anticipated that the Community Centre will be self-sufficient; therefore revenue costs will be met by the income and funding of the Community Centre.

Subject to discussion and agreement by the Area Forum to progress the project, the Strategy & Regeneration Division will work with the applicant to identify other opportunities for additional 'match funding' to be brought into the project during the full project appraisal stage prior to it being taken through Sedgefield Borough Council's decision-making process.

**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.

**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.

**Projects endorsed by Area Forum and waiting decision by SBC.**

NONE

**Projects Approved to date:**

2006/07	Tudhoe Grange School Family Centre	£ 15,226
2006/07	Spennymoor Settlement Technical Study	£ 3,231
2007/08	Middlestone Moor Play Area	£ 39,655
2007/08	Spennymoor Settlement	£142,000
2007/08	St Pauls Parish Hall Technical Study	£ 6,848
2008/09	Ox Close Nursery Parents Room	£ 43,835
2008/09	Ox Close School Community Garden	£ 57,548
	TOTAL	£308.344

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