

5th July 2006

Report of the Head of Strategy and Regeneration

Sedgefield Borough Local Area Improvement Programme

Application Report

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 3 Forum for their consideration and comments, which will be used to formulate a report and recommendation to the Sedgefield Borough Council cabinet.

The Area 3 Forum has been allocated £532,000 of LIP capital resources between 2006 and 2009, none of which has been allocated to date. The allocation identified for year 2006/07 is - £177,334.

Project Background

- **Name of Project:** Trimdon Colliery Community Centre
- **Name of Applicant:** Trimdon Colliery Community Association
- **Legal Status:** Registered Charity
- **Date of Application:** 25th May 2006
- **Landlord:** Durham County Council – a 25 year lease has been agreed between the Community Association and the County Council subject to the construction of a new building.
- **Brief Description of Project:** The full capital project has been split into two phases. The aim of the overall project is to provide a new community centre suitable to the needs and aspirations of the local community.

This first phase of the project aims to commission an architect to provide a robust design and costing that will enable the project to move forward to a planning permission stage and ultimately to a full application to the other capital funders such as the Big Lottery Fund. This work will build on the feasibility study that has already taken place.

The Community Association have estimated that the final build costs would range between £500,000 - £650,000. This phase will refine that initial estimate into an accurate proposal.

- **Requested from LIP:** £12,774.38 (81% of project cost)
- **Total Project Cost:** £15,774.38
- **What will the LIP be used for:** To commission an architect to develop a detailed scheme proposal with an accurate final build cost for development of a new Community Centre for Trimdon Colliery.

It is anticipated that following this first phase of works, a more detailed proposal will be developed under the LIP to seek a contribution towards the final construction costs. This 2nd Phase of the project will be brought to the Area Forum in due course for consideration.

LIP Criteria

- **Department for Communities and Local Government Definition:**

Yes - The building is under- and ineffectively used at the moment due to its physical limitations. The final project will provide a new facility that will provide increased opportunities to the local community. This stage of the project will enable the Community Association to move the capital project on to the implementation stage.

- **Community Strategy Objectives:** **High**
The completed final capital project of a new community centre would contribute to a range of Community Strategy objectives through the provision of increased opportunities for the local community to be engaged in activities related to Health, Leisure, community participation and Education and training opportunities.

A central strand of the project would be to contribute to youth development through designing the building to cater for the needs of young people. Young people will be involved in this stage of the project through participation in decision making on final layout, usage etc.

- **Evidence of need and community support:** **High**
A full feasibility study has been undertaken that confirms the demand for a new centre to be constructed on this site. The consultation already undertaken has included household survey's, a 'planning for real event', youth surveys, survey of existing facilities, study visits to other new facilities and also discussion with the Community Partnership. The results of this consultation has been written up into a Feasibility Study report that has identified a full brief of requirements that the new centre will need to accommodate to satisfactorily meet local community needs and aspirations.

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

This phase of the project is requesting £12,774.38 of LIP resources.

An application for £3,000 match funding has been made to the County Council's - Community Project Development Fund. This application is still to be determined.

Further work is required to accurately determine the full extent of the architects brief and how the quotations received are to be evaluated against the initial brief prepared.

A key issue for the Area Forum to consider related to Value for money, is the fact that this Phase represents an initial request for funding that will lead to a further proposal being brought forward in the near future. The 2nd Phase of the project will be brought to the Area Forum in due course for consideration once the Community Association have ascertained a final capital cost.

- **Legal Issues:** **All satisfactory**
- **Statutory Approvals:** **All in place –**
Completion of this Design Phase will provide the association with a full scheme design that can then be taken through the Planning Permission process.

Summary

It is felt that this Design Phase of the project will enable the Community Association to move forward with a greater degree of financial certainty as to the final capital cost of the redevelopment proposal. In addition to this, completion of this phase will also enable the Community Association to develop a further funding application to the Big Lottery Fund to seek the capital funding that will be required to implement the project.

Recommendation from the Strategy & Regeneration Section

That the Area Forum considers the following key issues;

- The relative priority of this project within the Trimdon / Area 3 locality.
- Views are sought on the principle of supporting a phased application in this instance given the overall size and complexity of the Community Centre redevelopment proposal.
- Given the issues highlighted in this report, no match funding has been allocated to the final build costs of the project at this stage. There remains the possibility that the Community Association will not be able to attract the level of match funding required to construct the final building.

Subject to being satisfied with the above points that the Area Forum support the progress 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.

- Trimdon Colliery Multi-Use Games Area project (MUGA) £58,325 LIP Grant requested, Total project cost £108,325.
- East Durham Play Network – promoting Quality Child Care and Creative Play. £43,000 LIP Grant requested. Total Project Cost £45,000

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

- Sedgefield Cricket Club – Refurbishment of the club house for use as a community venue- no costs as yet
- Bishop Middleham Parish Council - Bishop Middleham Play Area – No costs as yet
- Trimdon Village Parish Council- Trimdon Village Play Area- no costs as yet
- Ceddesfield Hall community association – Expansion of the community venue- no costs as yet