

# Item 6a

## AREA 3 FORUM

19<sup>th</sup> September 2007

### Report of the Head of Strategy and Regeneration

#### Sedgefield Borough Local Improvement Programme

##### Application - Sedgefield Parish Hall Refurbishment Phase 2

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 3 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 3 Forum has been allocated £532,000 of LIP capital resources between 2006 and 2009. A total of £177,333 has been allocated to the year 2007/08 of which £70,180 has been approved to date. A number of projects have been 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:** Refurbishment of Sedgefield Parish Hall Phase 2
- **Name of Applicant:** Sedgefield Town Council.
- **Landlord / Facility Owner:** Sedgefield Town Council
- **Brief Description of Project:** This is the second phase LIP application in respect of works to Sedgefield Parish Hall. This follows a Phase 1 project that included improvements to the Parish Hall together with the completion of a Technical Report into the Acoustic / Noise Transference problems associated with the Parish Hall.

This project is based around the major issue of resolving the sound transference, which has led to strict limitations being imposed on the number of events/occasions per year involving music through the Entertainments Licence (maximum of 9 per year). In addition a structural survey also has identified major roof/wall problems, which need to be resolved to safe guard the buildings future use. The proposal aims to expand the available use of the village hall to more community / youth organisations.

- **Requested from LIP:** £80,000 (67%)
- **Total Estimated Project Cost:** £119,500 (Capital)

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

The main focus of the proposed LIP grant will be on works to solve the noise transference. This will include,

- Construction of a freestanding wall lining fixed at base and at roof – the length of the main hall that would be resistant to the transmission of low frequency sound.
- Ceiling and wall absorbers.
- Works upstairs in the adjoining property to reduce further the noise transference.
- Noise limiter device.

In addition to the noise transference, work will also focus on

- Carrying some re-roofing the hall.
- Addressing the damp proofing/rendering of the outside walls.
- Provision of Solar Panels to provide a more sustainable heating system for hot water to the Parish Hall.

Much of the above work will be funded by the contribution of Sedgefield Town Council to the overall project costs.

- **Impact of the Project:**

The applicant has stated that after much consultation and partnership working, there was overwhelming support for retaining the Parish Hall on the existing site and with extensive refurbishment.

Due to the limitations imposed on amplified music through the Entertainments Licence this has resulted in a migration of users to other facilities outside Sedgefield or their demise altogether. Providing a building solution to combat the noise transference and all controls on the licence will ensure full use of the hall at all times. In particular the applicant anticipates a return to holding activities for young people which have not been able to take place over recent years and which will provide a local venue for young people.

The applicant has stated that the refurbishment will help to restore the building and secure it's long-term future and sustainability.

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

The applicant has stated that the need for the Parish Hall was highlighted in both the Town Plan and the Community Appraisal for Sedgefield. This also raised the issues to be addressed and the need for a community building. This led to the referendum, which was held

in June/July 2006 when there was support to retain the Parish Hall on the existing site and carry out major refurbishment. The community have been involved in the project since its inception in 2000 when the Parish Hall development group consisted of members of the user groups and the community. The Town Council are still working with the user groups and residents forum to develop the project and priorities.

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 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:**

The applicant has applied for £80,000, which is 67% of the total project costs. The remaining capital costs will be funded by funds from Sedgefield Town Council. The applicant has received quotations for the various aspects of the work. Sedgefield Town Council will fund all future associated revenue costs.

- **Statutory Approvals:**

Requirement of Planning Permission and Building Regulation consent is to be confirmed.

A key aspect to the project will be ensuring that the acoustic solution proposed will result in a decrease in noise transfer to neighbouring properties. Following Area Forum consideration the solution proposed will be discussed in detail with the company who undertook the initial Acoustic Survey and also representatives from Sedgefield Borough Council's Environmental Health Division.

**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 3 Forum locality.

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 further develop the LIP application prior to it being taken through Sedgefield Borough Council's decisions making process.

**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 Community College MUGA – Technical Study	£7,640
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**Projects Approved to date:**

2006/07

Trimdon Colliery Community Centre Fees	£12,774
Trimdon Colliery Multi-use Games Area	£58,325
Sedgefield Parish Hall Improvements	£37,000
Sedgefield Ceddesfeld Hall Tech Study	£ 1,762
<i>(possible future application following results of technical study)</i>	

<b>Total</b>	<b>£109,861</b>
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2007/08

Fishburn Recreation Ground Development Tech Study	£11,280
Fishburn Memorial Children's Playing Field	£58,900

<b>Total</b>	<b>£70,180</b>
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