

27th November 2007

**Report of the Head of Strategy and Regeneration
Sedgefield Borough Local Improvement Programme**

Refurbishment of Neville Parade Community Centre – Update Report.

This report highlights a Local Improvement Programme (LIP) application submitted to and appraised by the Strategy and Regeneration Section. The report provides additional information to the Area 5 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 project was first brought to the Area Forum in July 2007, and was supported to a value of £34,763. This project has not changed other than an increase in costs to the value of £8,840, as explained below.

As part of the project appraisal process an assessment was made on the technical solution put forward by the applicant to resolve the problems with the roof. Following a survey done by SBC Property Services, a number of issues with regard to the capacity of the building to take the weight of the new roof, and also the ability of the current drain to take the increased rainwater run-off were discovered.

The Area 5 Forum has been allocated £1,140,000 of LIP capital resources between 2006 and 2009. A total of £380,000 has been allocated to the year 2007/08. A number of projects have been approved 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 project activity.

Brief Description of Project: The aim of the project is to refurbish areas of the community centre, which could then safeguard existing users as well as expanding the available use of the Community Centre to additional community organisations including disabled groups, and mother/toddler groups.

Previous costs for the total project were estimated at £38,763, with the applicant providing £4,000 match funding, revised costs which include all works, VAT and contingencies are as follows:

- **Revised Requested LIP amount:** £43,603(92%)
- **Revised Total Project Cost:** £47,603 (Capital)

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

The refurbishment will include,

- Renovation of roof
- Install a facility to be used as a baby/toddler changing area and accessible toilet facility
- Install a perimeter fence

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

This project has been brought back to Area Forum for consideration because after developing the project with the applicant, a survey was carried out by Sedgefield Borough Council Property Services on the problems of the roof and an overview of the various quotations that were received. Although this has led to the total cost of the project being higher than was first estimated it is felt that the overall result will give the best solution and resolve the current problems.

- **Statutory Approvals:** Planning Permission and Building Regulation consent is to be applied for.

Recommendation from the Strategy and Regeneration Section:

That the Area Forum considers:

- The revised project proposal, and an increase in costs of £8,840 against the remaining LIP allocation for the Area 5 locality.

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 decision-making process.