

Item 5

REPORT TO CABINET

25th October 2007

REPORT OF ASSISTANT CHIEF EXECUTIVE

Portfolio: Social Regeneration & Partnership

LOCAL IMPROVEMENT PROGRAMME – Sedgefield Parish Hall Phase 2 Regeneration Programme.

1. SUMMARY

- 1.1 This report highlights a Local Improvement Programme (LIP) application submitted to and appraised by the Strategy and Regeneration Division. Following endorsement of the project by the Area 3 Forum, this report provides information to Cabinet for their consideration.
- 1.2 The project aims to address the problems identified by the acoustic survey that was LIP funded through the Sedgefield Parish Hall Phase 1 project. These include the provision of a freestanding wall lining fixed at base and roof level, ceiling and wall absorbers, works in the adjoining property to reduce the noise transference and a noise limiter device. In addition to this there has also been roof and wall problems identified, which need to be resolved to expand the use of and safeguard the future use of the Parish Hall.
- 1.3 The project meets the Department for Communities and Local Government (DCLG) eligible 'Regeneration' Definition. ✓
- 1.4 The project has also demonstrated links to the key LIP criteria of meeting elements of the Community Strategy and community consultation. ✓
- 1.5 The applicant has requested **£80,000** of LIP funding, which is 66% of the total capital project costs of £119,500

2. RECOMMENDATION

It is recommended that Cabinet...

- 2.1 Approve the application for LIP Funds based upon the information provided in the report.

3. LOCAL IMPROVEMENT PROGRAMME

- 3.1 The purpose of this programme is to improve community assets and support community engagement in the regeneration of local areas. As part of this, Local Communities can propose projects against set criteria agreed by Cabinet. Through this programme resources will be released to improve sites and improve the usability of community facilities and buildings across the Borough.

Background – Application and Applicant

- 3.2 This project has been developed by Sedgefield Town Council, and is located in Sedgefield Village. The Parish Hall was constructed in 1895 with an extension in the mid 1980's, and has been one of the primary centres of village activities.
- 3.3 The project consists of the remedial action required as a result of the acoustic survey carried out as part of the Sedgefield Parish Hall Phase 1 LIP project in July 2007. At present, usage of the Hall is limited to 9 live music or dance functions each year (condition as agreed with neighbouring property and Sedgefield Borough Council Environmental Health Department) due to noise transference and attenuation problems. The survey has identified a series of works that will address these issues. These include:
- Construction of a freestanding wall lining fixed at base and at roof – the length of the main hall (as attached to the adjoining property), which 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.

The applicant has identified that the impact of having the above work done will be that it should enable the lifting of the noise limitations and all controls on the licence which will then ensure additional use of the Parish Hall, particularly by young people. The applicant has identified a need for DJ/Rapping sessions, regular discos, folk and live music concerts

- 3.4 In addition to the above, a structural survey has also identified major roof and wall problems. These works will be carried out simultaneous to the other building works and will thereby utilise the scaffolding and minimize the associated costs. These works include removing the existing slating and replacing with similar together with associated youth works and addressing the damp proofing/rendering of the outside walls.
- 3.5 The Town Council has also included the installation of solar panels into the project. These will provide hot water to the building in order to ensure supply for the increased usage anticipated in the hall.

- 3.6 It is felt by the applicant that if the above additional works are not carried out prior to the works identified in the acoustic survey then the Town Council may find itself in a position whereby the investment is not safeguarded for future use.

4. RESOURCE IMPLICATIONS

- 4.1 Area Forum 3 has been allocated £532,000 of LIP Capital resources between 2006 and 2009. £177,334 has been allocated for 2006/07 of which £109,861 has been allocated to date to a range of projects. In addition to this a further £177,333 is available within the year 2007/08, of which £77,820 has been allocated.
- 4.2 The applicant has requested **£80,000** of LIP funding, which is 66% of the total capital project costs of £119,500 for the refurbishment work. The remaining capital costs will be funded by the Town Council's own capital funds.
- 4.3 The Town Council will manage and maintain the facility as part of their annual capital budget.

5. CONSULTATIONS

- 5.1 Following initial support from LIP, an acoustic survey was carried out and positive measures were identified that could be taken to address noise limitations, which have been fully supported by the Environmental Health Department of Sedgefield Borough Council. It would seem to be the ideal solution to restrictions that have been placed upon the Parish Hall, which has been prevented from using the building to its full potential and bring it back into use.
- 5.2 The Electoral Reform Services carried out a public referendum in June 2006 to consider the future direction of community provision within Sedgefield Village. A range of options were considered with the favoured one being the refurbishment of the Parish Hall. Discussions have taken place with groups such as W.I. Primary Care Trust, Local Allotment Society Weight Watchers, Youth Council and existing users; all are showing an increased interest in using the facility.
- 5.3 A series of letters of support have been attached with the application. In all cases both agencies and individual groups have highlighted a lack of opportunities due to the noise limitation placed on the building to carry out certain activities.

6. AREA FORUM RECOMMENDATION

- 6.1 A positive response was received to the proposed project by the Area 3 Forum at its meeting held on 19th September 2007. The Area Forum agreed to support the progress of this project to the full amount requested.

7. OTHER MATERIAL CONSIDERATIONS

- 7.1 The application has undergone an appraisal against the Local Improvement Programme criteria. The application has met the key elements of the LIP criteria, and demonstrated links to the Community Strategy priorities.
- 7.2 Planning Permission and Building Regulation consent has been discussed with Planning Services. No written confirmation has been received to date. No funding will be released until appropriate confirmation is received.
- 7.3 Procurement – The funding requested represents a grant to an external organisation. The grant is conditional upon the applicant identifying a full quotation / and or tender process for the works.
- 7.4 Crime and Disorder - In line with the Council's Community Strategy, this project has identified a link with providing activities and support services that hope to result in a fall in crime and anti-social behaviour rates within this community.

8. OVERVIEW AND SCRUTINY IMPLICATIONS

- 8.1 There has been no previous consultation or engagement with the Overview and Scrutiny Committees regarding this particular project.

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Ward: Sedgefield

Key Decision Validation: Not applicable

Background Papers:

Internal

- 1 Promotion Of The Regeneration Of The Borough
Housing Land Capital Receipts To Support
Regeneration And Affordable Housing Provision

June 2005

Examination by Statutory Officers

| | Yes | Not Applicable |
|--|-------------------------------------|--------------------------|
| 1. The report has been examined by the Councils Head of the Paid Service or his representative | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. The content has been examined by the Councils S.151 Officer or his representative | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. The content has been examined by the Council's Monitoring Officer or his representative | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. The report has been approved by Management Team | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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