

## REPORT TO CABINET

9<sup>th</sup> OCTOBER 2008

### REPORT OF THE ASSISTANT CHIEF EXECUTIVE

#### Portfolio: Social Regeneration & Partnership

#### LOCAL IMPROVEMENT PROGRAMME – Dean Bank and Ferryhill Literary Institute - Gala Room Redevelopment

##### 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 2 Forum, this report provides information to Cabinet for determination.
- 1.2 The project aims to address the room size issues currently facing the Institute. The project would enable the applicant to remove a wall between two of the existing rooms to create one larger room, hence reducing the bookings pressure on the larger room.
- 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 **£41,378** of LIP funding, which is 80% of the total capital project costs of £51,378.

##### 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 Dean Bank and Ferryhill Literary Institute. The project consists of removing the wall between the existing Cabin and Gala rooms. This would increase the capacity to approx 40 people. The current room layout of the institute provides only one room able to take more than 18 people at a time. This means that this room has great pressure on it in terms of room bookings and is often under utilised as it holds up to 80 people but is frequently used for groups of approx 20-30 people. The project will therefore mean that groups of under 40 people could use the new room and the Dean And Chapter room will be available for larger groups. The project will also include the installation of a flexible sliding partition to also give the group the flexibility of splitting the room into two if smaller rooms are required. The programme of use provided by the applicant highlights the need for larger rooms.
- 3.3 The project involves removing the wall between the two rooms, installing a full height acoustic sliding and folding partition door, installation of full height purpose made storage cupboards, new acoustic suspended ceiling, replacing radiators in the two rooms, installing power and data outlets meaning ICT equipment can be used in the room, lighting and flooring.

## **4.0 RESOURCE IMPLICATIONS**

- 4.1 Area Forum 2 has been allocated £836,000 of LIP Capital resources between 2006 and 2009. A number of projects have been supported in the previous years to the value of £370,498
- 4.2 The applicant has requested **£41,378** of LIP funding, which is 80% of the total capital project costs of £51,378 for the refurbishment work. The remaining funding will be provided by the applicant (£5000) and Neighbourhood Enhancement Programme (£5000).
- 4.3 The Institute will manage and maintain the facility; the revenue costs will be funded by income from room hire charges.

## **5.0 CONSULTATIONS**

- 5.1 All current users of the building have been consulted on the project, many of which have highlighted the room sizes available as an issue. An article has also appeared in the local newspaper inviting comments on the project. Durham County Council's Education in the community has also identified the need for the project.
- 5.2 Letters of support have been attached with the application.

## **6.0 AREA FORUM RECOMMENDATION**

- 6.1 A positive response was received to the proposed project by the Area 2 Forum at it's meeting held on 24<sup>th</sup> June 2008. The Area Forum agreed to support the progress of this project to the full amount requested.

## **7.0 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 Links to other Regeneration Activity - Through the appraisal process it was clear that the development of the project to enhance an important community facility has strong linkages to the working being undertaken on the Coalfield Housing Market Renewal Master Plan in the Dean Bank area.
- 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 The project will also be subject to an application for Building Regulation consent.

## **8.0 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:** Ferryhill

**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**

	<b>Yes</b>	<b>Not Applicable</b>
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"/>