

Agenda Item 7

Forward Planning & Transportation
Salisbury District Council
61 Wyndham Road
Salisbury, Wiltshire SP1 3AH

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Report

Subject : Release of S106 contribution for community facilities at Bemerton Heath, Salisbury

Report to: City Area Committee (Planning)

Date : Thursday 05 July 2007

Author : Eric Teagle

1. Background

- 1.1 In 2002, planning permission was granted for the residential development of the former Express Dairy site on Festival Avenue, Bemerton Heath. Under the terms of a S106 agreement attached to this permission, the developers of the site made a contribution of £30,000 towards the cost of improving and/or extending local community or leisure facilities. With accrued interest, this sum now stands at £35,336.49 (at 21.6.07). The S106 agreement stated that the time limit for the expenditure of these funds was 18th June 2007. It was more recently agreed with the developer that the period should be extended to 18th December 2007. However, upon further investigation it has been determined that a supplemental agreement, completed in 2003, extended the period to 7th November 2008.
- 1.2 On 18th June 2007, the St Michael's Community Centre Management Committee submitted an application proposing the improvement of St Michael's Community Centre on St Michael's Road, Bemerton Heath. Estimates were provided for various aspects of the work and a formal bid was lodged with the Planning Office, seeking a sum of £30,000.
- 1.3 Under the Council's Constitution, the Head of Forward Planning and Transportation is authorised to sign off S106 payments up to a limit of £30,000. However, for sums between £10,000 and £30,000 local members must first be consulted. Where an objection is raised, the matter must be referred to the appropriate area committee.
- 1.4 Councillor Mrs Iris Evans was contacted in respect of the St Michael's Community Centre Management Committee bid and raised the following objection:
- 1.5 *It has been a long-standing desire on the part of the Bemerton Heath Residents' Association to provide additional community facilities to serve local residents. A business plan and a bid was being prepared for funding for the adaptation of the Lighthouse building, but this was put on hold pending the results of the Council's housing stock transfer proposals. Had the stock transfer been successful there would have been a £4 million community fund to which the Residents' Association could have made a bid.*



Awarded in:
Housing Services
Waste and Recycling Services



The Residents' Association has now acquired the former National Children's Home building and are preparing a bid for funding to improve the facilities and this bid is nearly complete. It had been understood that the deadline for the submission of bids was during August 2007. Local Councillors believe that consideration of the current bid by the St Michael's Community Centre Management Committee should be deferred to allow time for a bid by the Residents' Association to be made.

The matter is therefore brought to the City Area Committee for determination.

2. Issues

- 2.1 In light of Councillor Mrs Evans' objection, the committee must determine the application before them from the St Michael's Community Centre Management Committee.
- 2.2 The St Michael's Community Centre Management Committee bid proposes early implementation and the immediate release of the S106 money. Whilst an alternative bid is in preparation, it is not clear whether it could meet the deadline for expenditure. The following steps are likely to be required:
 - Discussions between the promoters of the scheme and the Planning Office to confirm its suitability;
 - The submission of a letter to the Planning Office and a response confirming that the scheme is acceptable in principle;
 - Acquisition of land and/or buildings;
 - Preparation of detailed designs and gaining of any necessary consents (eg. planning permission or building regulation approval);
 - The seeking of quotations or formal competitive tendering (depending on likely cost) for work and materials;
 - Submission of tenders to the Planning Office, with a formal request for release of the S106 contribution;
 - Preparation of a report and its presentation to City Area Committee for approval to release the money.
- 2.3 Members are required to make their decision on the basis of the bid that has been submitted. Given that the bid fulfils all relevant criteria, it could be considered unreasonable to make a decision based on the possibility of an alternative bid coming forward in the future, the precise details of which are uncertain at this stage. Furthermore, a deferral could prejudice the applicant's position because of the possibility of cost increases.
- 2.4 An abbreviated copy of the St Michael's Community Centre Management Committee's proposal is attached.

3. Recommendation

- 3.1 The submission received from the St Michael's Community Centre Management Committee appears to fulfil all reasonable requirements for the expenditure of S106 funds. It is therefore recommended that it should be approved and the sum of £30,000 released.

4. Implications:

- **Financial:** As set out in the report.
- **Legal:** As set out in the report.
- **Human Rights:** None at this stage.
- **Personnel:** None at this stage.
- **Community Safety:** None in relation to this report.
- **Environmental implications:** None in relation to this report.
- **Council's Core Values:** Meeting local needs, especially those of disadvantaged groups and individuals; Working together with other public, private and voluntary sector organisations to develop a better, more sustainable district.
- **Wards Affected:** Bemerton.

ST MICHAEL'S COMMUNITY CENTRE COMMUNITY CENTRE

BID FOR FUNDING TO

IMPROVE THE COMMUNITY CENTRE
FACILITIES FOR ALL WHO LIVE AT BEMERTON HEATH

18 JUNE 2007

St Michael's Community Centre Management Committee
St Michael's Community Centre
St Michael's Road
Bemerton Heath
Salisbury
SP2 9LE

Mr Stephen Thorne
Head of Planning
Salisbury District Council
PO Box 2117
Salisbury
SP2 2DF

15 June 2007

Dear Mr Thorne,

APPLICATION FOR FUNDING TO IMPROVE ST MICHAEL'S COMMUNITY CENTRE

Reference: St Michael's/The Trussell Trust letter to Mr Stephen Thorne, Head of Planning dated 14 May 2007.

Please find enclosed our application for funding in accordance with my letter of 14 May 2007.

St Michael's Community Centre Management Committee would like to apply for funding to improve our community centre at Bemerton Heath. We understand there is in the region of £30,000 available from the council for 'improving or developing community facilities'.

We would like to apply for £30,000 although if further funding were available to us we could continue to develop our facilities.

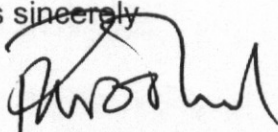
Enclosed with this letter are:

- The Bid for Funds Proposal
- Constitution of the St Michael's Community Centre, Bemerton Heath
- Photographs of work to be carried out
- Summary of Quotations for work to be carried out
- Detailed Quotations

We would be grateful if you could let us know when the meeting to decide allocation of funds will take place so that we might have the opportunity to be present. Thank you very much.

If you require any further information, or you would like to visit our centre please do not hesitate to contact us.

Yours sincerely



On behalf of the Management Committee

P.E. Woodward

BID FOR FUNDS PROPOSAL

Group: St Michael's Community Centre Management Committee

Address: St Michael's Community Centre, St Michael's Road, Bemerton Heath, Salisbury, SP2 9LE

OUR PROJECT

1. St Michael's Community Centre is home to a large variety of community groups providing a focus for local people. It is run by a management committee made up of its group users. Groups include old persons' clubs, a toddler group and a youth club.
2. The Community Centre is also home to The Trussell Trust, a charity working with local people in crisis. The Trussell Trust entered a 10 year lease to rent The Community Centre building (less the Hall) in June 2007. As part of its work The Trust runs a shop in the community center providing low priced clothing and furniture for those on low income. It also has a café which is the hub of Bemerton Heath.
3. St Michael's Community Centre is based at Bemerton Heath and is a focus for people living in this geographical area of the city.
4. The Community Centre complex consists of a charity shop and café, office space, a food bank centre, a reception area and further office space. It also has a large hall with a stage area and kitchen.
5. The large hall is home for the following activities:

<u>Day of the Week</u>	<u>Group Activity</u>	<u>Times</u>
Mondays	Toddler Group	10-11.30 am
	Drama Club	7.30-10 pm
Tuesdays	Pulmonary Rehab Class	9.30- 1 pm
	Karate	6-8 pm
	Karate	6-8 pm
Wednesdays	Parenting Class	10-12 am
	Fusion After School Club ¹	3.30-4.45
	Fibromyalgia Society	7-9 pm
Thursdays	Pulmonary Rehab Class	9.30- 1 pm
	Lacemakers	1.30-4 pm
	Karate Club	6.30-9 pm
Fridays	Extend and Line Dancing	2 - 4.30 pm
	Self Defence	6.30-9 pm
Saturday	Salisbury Arts Centre Dance Class	10-12 noon
Sunday	Church Service	1030-11.30 am

THE PROBLEM

6. The Community Centre building is already used significantly by all sections of the community, some 500 people use it on a weekly basis. However the building is cold, expensive to run and very poor for disabled access.

¹ This is an active Youth group.

THE REQUEST

7. The guidance that has been received from the Council with respect of the funds available is that it is money set aside under a '106 Agreement' and that the funds are to be used '*to improve or extend community facilities*'. When we asked about if there was a special application form, or template to complete to apply for the funds we were informed that there was not. We have therefore laid it out in a logical order which we hope is easy to understand. In essence we are seeking £36,000 which we understand is available to improve the facilities for the good and benefit of all users and to encourage a wider access of its facilities by more local people.

USE OF THE FUNDING

8. If we are successful in our bid, the funds will be used for the following tasks in priority order:

- Priority 1 -Double Glazing all the windows in the building on both floors
- Priority 2 Improving the access pathway between The Community Centre and The Trussell Trust Shop 'Re-Store' to provide better elderly and disabled access²
- Priority 3 Insulating the Community Centre Loft
- Priority 4 Improving the Heating in the Community Centre Foyer
- Priority 5 Carpeting the Community Centre foyer, including extending the mat for wiping feet which is currently too small

ITEMISED BUDGET

9. The itemized budge is detailed in the following table³.

Purpose	Pri	Contractor	Estimate	Remarks	Reason for choosing this contractor
Double Glazing	1	Ford and Fulford	£15,285 incl VAT	Hall - £6990 incl VAT Kitchen - not quoted Conf Room and Office ⁴ - £1995 incl VAT Shop and store - £3150 incl VAT Re-Store entrance - £3150 incl VAT	Local company, Best quote
Disabled Access for Pathway	2	D Schuch	£7109.3 incl VAT	Re-grade path, remove steps, tarmac walkway, with handrails, concrete between bottom of ramp and by entrance to community center shop	Professional approach, good workman. Good reputation.
Loft Insulation	3	Bill Wyatt	£3995.00 incl VAT	Vermiculite infil to lower 1/3 of roof space, remainder fibre glass insulation.	Professional and timely quotation
Foyer Heating	4	SGS Heating	£1300.7 incl VAT	2 night storage heaters plus air curtain with a	Local company, good advice,

² Many of the people who use the Community Centre are either disabled or elderly and this will improve access and safety.

³ These quotations have been selected from a range of contractors who quoted for the work. All contractor quotations are towards the end of this proposal.

⁴ The Conference Room is used by a significant number of other organisations who can not afford their own facilities. Examples are 'CRUSE', The Stroke Association Carers, South Wiltshire Action Against Poverty (SWAP) and others.

				6 kW curtain £1107 plus VAT	efficient and timely in their quotations
Carpets	5	Crusader Carpets	£2310	Heavy contract carpet tiles	We think contract carpet tiles would give the best wear.
Total			£30,000.00		

We would like to point out:

- These simple measures will make a significant difference to the Community Centre.
- None of these tasks are difficult to achieve and can all be done in a short timescale.
- Neither planning nor building regulations are required for this work.
- We can carry out the work in phases if required to match the funding that is available.

THE DIFFERENCE THESE IMPROVEMENTS WILL MAKE

10. These improvements will help us to:

- Provide a welcoming, comfortable environment
- Attract new groups and provide a wider variety of activities
- Promote friendship, fun and new experiences in a local setting
- Counter economic disadvantage by providing affordable activities that are accessible to everyone
- Nurture community
- Combat isolation
- Enable the aspiration of people living on Bemerton Heath to become a reality
- Give more opportunities to work with other community organisations

EVALUATING AND MONITORING

11. The success of the improvements could be effectively monitored in a number of different ways:

- With a community survey of the groups that use the Community Centre.
- Recording the comments of the local community as the improvements took place
- Monitoring the usage of the Community Centre to see if numbers increase
- Noting if more groups start to use the Centre
- Noting increased use of the shop facilities

LOCAL COMMUNITY SURVEY

12. We have conducted a detailed survey of the views of the local community⁵ and the overriding message is that the Centre would be used more regularly if these improvements were

⁵ These are available for viewing should you wish to see them.

made. Heating and disabled access were commonly cited as problems that people wish to see improved.

OUR VISION FOR THE COMMUNITY CENTRE

13. St Michael's Community Centre is committed to working with The Trussell Trust⁶ and other local charities to improve the lives of people living in Bemerton Heath. Reverend Woodley, Rector of Bemerton comments:

'My vision for the community centre is a place which is open to all, accessible morning 'til night, an all age centre, for families, singles, old and young. It is a place where people can come and relax, 'be' and improve themselves. My vision is that it will become a place where a real community spirit can be built, where needs are met and where groups looking for a home can find one'.

Paddy Henderson Operations of The Trussell Trust comments:

'We are already creating a community spirit here and we are looking to build on what is already happening. Since the Trussell Trust has been here, in the last 2 years we have seen more people coming here, we are providing employment for local residents. We want to improve the site for our staff, some of whom are disabled. We are a major player in providing work for volunteers and we need to make the place better for them. We have good parking facilities here which helps draw people in. However there are some simple things which will make all the difference; the place is cold in winter and disabled access needs to be improved'.

ESTIMATES FOR THE WORK

14. Salisbury District Council has asked for 3 quotations from the different contractors. A summary of the contractors and their estimates are enclosed with this letter. Original Estimates for the work are also attached.

BID PROPOSAL

15. If successful with our bid we would like to start the work as soon as possible. The Trussell Trust who are intimately involved with this bid have a track record of delivering projects on time and in budget.

SUMMARY

16. There is a real opportunity for building on the excellent work that is already going on in St Michael's Community Centre. Investing in this project will make a real difference in peoples'

⁶ The Trussell Trust has just signed a 5 year renewable lease with St Michael's Bemerton. The Trust is committed to working in partnership with St Michael's for the foreseeable future.

lives here in Bemerton Heath. It would encourage more groups to use it, benefit those groups that already do, and would demonstrate to all here at Bemerton Heath that the Council wish to improve local facilities for the good and benefit of all those who live here. We also believe that it would provide a springboard for further investment in the area. We respectfully ask that you make a firm commitment to Bemerton Heath by accepting and agreeing this bid.

INDEPENDENT REFERREE

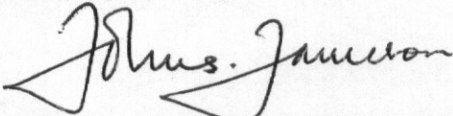
17. Bemerton Heath Surgery has kindly agreed to act as an independent referee for this bid.

Name: Doctor John Jameson

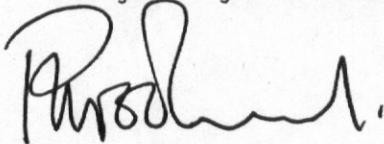
Address: Bemerton Heath Surgery, Pembroke Road, Salisbury, Wiltshire, SP2 9DL

Contact Telephone Number: 084 44770964

I can confirm that I have read this application and support the request for funding. I can be contacted to discuss the project further.

Signature:  Date 18.6.07

18. Thank you for your consideration of this proposal. We look forward to hearing from you.



Pat Woodward
On behalf of St Michael's Community Centre

Enclosures:

1. Constitution of St Michael's Community Centre, Bemerton Heath, Salisbury
2. Photographs to support the bid
3. Summary of Quotations for work
4. Original Quotations