

## BRECKLAND DISTRICT COUNCIL

**Report of:** Executive Member for Place, Paul Claussen

**To:** Cabinet, 12 April 2017

**Author:** Clive Rayner, Grant Officer, Norfolk Community Foundation

**Subject:** Match Funding (large) application

**Purpose:** To consider the decision to award funding to Lyng & District Community Hall

### **Recommendation:**

- 1) That the Executive Member for Place approves the following grant award:
  - £20,000 (or 2.26% of the project costs, whichever is the lower amount) to Lyng & District Community Hall towards the costs of constructing a replacement village hall.

### **BACKGROUND – Lyng & District Community Hall**

- 1.1 Lyng & District Community Hall is seeking the maximum grant of £20,000 to contribute towards the cost of building a replacement village hall. The new building will provide community, social and fitness activities, a meeting place with activities such as over 60's club reducing isolation and improving well being, educational and social support for young people, pre-school activities and services to support new parents and families. The building will have a main hall, meeting room, foyer, kitchen, toilets, store room and plant room. The existing hall will be demolished and the replacement will occupy a similar footprint to the original. The hall will be designed to minimise running costs by incorporating features including air source heating, low energy lighting, double glazing and rainwater harvesting. The hall will serve the communities of Lyng (population 807) and Sparham (population 341).
- 1.2 The existing hall dates from 1953 and is a pre-fabricated brick and concrete army hut. It has a range of issues including a lack of disabled access, minimal kitchen and toilet facilities and a deteriorating structure. Repair and renovation options have been examined and following expert advice have been ruled out.
- 1.3 The application demonstrates that extensive consultation has taken place. Three resident surveys since 2008 have shown overwhelming (90%+) support for a new hall. Open public meetings have also been held, a specific focus group has sought the views of local young people aged 12 to 19 and the views of 9 to 11 year olds were sought via a session in the primary school. The project team itself is representative of many sections of the local community ensuring that there is wide user input at every stage of the process. Consultation has also identified a range of potential new activities that people would like to see in the hall. The project team has visited and researched similar new village halls across Norfolk to inform their work.
- 1.4 The project has progressed through stages one and two of the Big Lottery Fund's Reaching Communities (Buildings) programme and has attracted a project development grant of £23,000 to help develop the project to the final stage of the

Lottery process. This third stage application was submitted to the Big Lottery Fund on 20 January 2017 with a decision timeframe of around six months. If successful the project would aim to start on site at the end of 2017 or early 2018 with a final completion target of September 2018.

- 1.5 Capital costs are based on quantity surveyor estimates and the project will be subject to a formal tendering process. Current capital costs are estimated at £886,016 which includes allowances for inflation and contingencies and professional fees totalling £28,285. The grant application also covers estimated annual running costs as well as a marketing budget for the first two years. The Lottery grant application is for £821,801. Community fundraising has generated over £30,000 and the parish council has contributed £12,500. A Breckland Match funding grant would contribute towards the capital costs.
- 1.6 The project obtained planning permission from Breckland Council in June 2014 and hence this will expire before the planned start on site date and will therefore need to be renewed in the near future. The charity expect to have submitted this during March 2017.
- 1.7 This is a very strong application based on effective consultation. It is being effectively led by a strong team which appears to have planned appropriately for delivery of the capital build as well the ongoing management and operation of the new hall. A comprehensive business plan has been provided as part of the application. The success of the project is depended on gaining Lottery support and so any grant offer from Breckland should be conditional on the hall being successful with the current stage 3 application to the Big Lottery Fund.

## 2) **OPTIONS**

- 2.1 Fully fund the application set out in the report
- 2.2 Part fund the application set out in the report
- 2.3 Do nothing

## 3) **REASONS FOR RECOMMENDATION(S)**

- 3.1 The grant application meets the criteria of the scheme.

## 4) **EXPECTED BENEFITS**

- 4.1 Provide a suitable venue for a range of social, fitness, educational and recreational activities for residents of all ages.

## 5) **IMPLICATIONS**

In preparing this report, the report author has considered the likely implications of the decision - particularly in terms of Carbon Footprint / Environmental Issues; Constitutional & Legal; Contracts; Corporate Priorities; Crime & Disorder; Equality & Diversity/Human Rights; Financial; Health & Wellbeing; Reputation; Risk Management; Safeguarding; Staffing; Stakeholders/Consultation/Timescales; Transformation Programme; Other. Where the report author considers that there may be implications under one or more of these headings, these are identified below.

### 5.1 **Financial**

5.1.1 The Match Funding reserves held by the NCF for 2016/17 have a current balance of £55,145 meaning there are sufficient funds to cover this grant expenditure of £20,000 as well as the further £7,655 of match funding (small) applications being considered in April.

## 5.2 Corporate Priorities

5.2.1 The project aligns with the Breckland Council objectives of: 'supporting Breckland to develop and thrive' and 'enabling stronger and more independent communities.' The new building will provide a venue for a wide range of community activity such as fitness classes, a village cinema, dances, concerts, coffee mornings, an over 60's lunch club plus other activities for older residents. Younger residents will have youth groups and educational opportunities. Parents will have parent & toddler groups and the hall will aim to develop other services such as health visitor drop in clinics.

## 5.3 Stakeholders / Consultation / Timescales

5.3.1 Breckland Councillor Gordon Bambridge has written in support of the project as follows: "The present village hall is in such condition that it is now losing bookings. There are a large number of organisations which are in need of space. These cover the whole range of activities, clubs and societies for all ages and abilities. The clear and pressing need of the many groups is underlined by the way in which the community has rallied to support the project with fundraising activities. There has been a considerable amount of hard cash raised and in addition the time and expertise of residents has been harnessed in support of the project saving many pounds in consultants and other fees. The project is being driven by a dedicated committee from within the two communities of Lyng and Sparham with the support of both parish councils and other community groups, clubs and societies."

## 6.0 WARDS/COMMUNITIES AFFECTED

6.1 Lyng, Sparham and neighbouring parishes.

## 7.0 ACRONYMS

7.1 NCF – Norfolk Community Foundation

### Lead Contact Officer

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**Key Decision:** No

**Exempt Decision:** No

**This report refers to a Discretionary Service**

### Appendices attached to this report:

Appendix A – Grant Application