

**Release of S106 contributions**

Town:	Scaynes Hill
Title Of Project:	Air ventilation system
Applicant:	Scaynes Hill Millennium Village Centre
Type Of Applicant:	Registered Charity (no. 1069703)
Previous Grants In Past 5 Years:	£3,000 Hot water heater for changing rooms (2017)
Release of S106 contributions Request	£ 2,000 (80%)
Total Project Cost:	£ 2,500

**Financial Summary**

Sources of funding and whether secured

Scaynes Hill Millennium Village Centre      £500 (secured)

**Summary Of Project Proposal And Aims**

To upgrade the existing air ventilation system with a purification unit to improve the facilities and encourage more users to take part in social and community activities in the centre in a Covid secure environment.

**Background**

Scaynes Hill Millennium Village Centre opened in 2000 and is managed by a board of nine trustees, one paid staff member and a team of five volunteers. The Village Hall provides a broad range of activities for all ages such as scouts, WI, pilates, karate, yoga, exercise classes, indoor sports, private parties and as a Polling Station.

The Centre is situated at the recreation ground and has parking for 50 cars; there is a large hall which can accommodate up to 260 people for a stage performance and an adjoining smaller hall which seats up to 60 people and well equipped kitchen facilities. There are extensive shower and changing facilities which may be used by anyone using the Centre or the adjacent Recreation Ground for sports activities.

The Hall trustees have applied for a grant to upgrade the existing AIRIUS destratification unit, which regulates the temperature in the building and reduces energy waste, to include the ability to kill viruses and bacteria in order to make the main hall safer for users. The Airius air purification and airflow circulation system helps to minimise viruses, airborne bacteria and germs.

The centre managers have stated that Covid 19 is causing significant fear and apprehension. The air purification system will enable them to offer a safer environment to encourage more people to book and join in the activities provided by the many user groups who are returning to the centre as the lockdown restrictions are eased.

## Head Of Corporate Resources Comments

Independently examined accounts have been submitted for the period ending 31<sup>st</sup> March 2020 which show a surplus of £9,446.

Total income was £42,195; mainly generated from Hiring Invoices (£34,670), Rent (£5,750), Solar Feed-in Tariff (£1,415), Crockery Hire (£199), Other income (£100) and Interest (£61).

Total expenditure was £32,749; consisting of Premises (£22,153) and Supplies and Services (£10,596).

Balances held at the end of the period showed Net assets of £51,935: comprising of Cash £51,610, Debtors £875 and Creditors (£550).

## How Does The Project Meet The Council's Aims?

### Strong and Resilient Communities –

Scaynes Hill Millennium Village Centre is a crucial and vibrant resource in the community and this project aims to ensure the long-term viability of the centre by responding to users fears of Covid 19.

## Assessment Group Evaluation Of The Project

In July 2020, community building operators were encouraged to apply for funds to make capital improvements and adaptations to make facilities more Covid-19 Secure and increase user numbers. This project has been submitted in response to the current situation and will help the centre to offer a high-quality environment which will reassure users and provide them with confidence to attend indoor activities. The Assessment group is supportive of the application and recommends the award using s106 contributions that are allocated to improvements at the Scaynes Hill Millennium Village Centre.

*Overall score: 5*

## Recommendation

**The Assessment Group recommends that the Cabinet Grants Panel Release S106 contributions up to a maximum of £2,000 to the Scaynes Hill Millennium Village Centre toward the cost of an air ventilation system which is made up of – £2,000 (Ref DM/16/3119 Barn Cottage, Lewes Road) Community Buildings S106 monies**

**This release of S106 contributions is made subject to the following special conditions:**

- ***the project must be completed within 12 months of project funding being obtained***

## Release of S106 contributions

Town:	Haywards Heath
Title Of Project:	Installation of LED lighting
Applicant:	Ashengound Community Centre
Type Of Applicant:	Registered Charity (no. 1093850)
Previous Grants In Past 5 Years:	£500 Open Day Activities (2015) £2,642 Covid Secure measures (2020)
Release of S106 contributions Request	£ 5,814 (100%)
Total Project Cost:	£ 5,814

## Financial Summary

Sources of funding and whether secured

n/a

## Summary Of Project Proposal And Aims

Installation of LED lighting to improve energy efficiency and reduce overhead costs.

## Background

The Ashengound Community Centre was built to replace a dilapidated Church Hall which was home to many of the groups now meeting in the centre. It is a Charitable Trust Limited by Guarantee and is managed on a day-to-day basis by the Centre Manager and a Management Committee made up of user group representatives and members of the Community. The Trustee Board oversee the strategic direction of the Centre and, as the land is leased by the Ascension Church next door, the Board members are from the Church and local Community.

The centre opened in October 2007 and offers a range of activities such as children's groups including Preschool, Toddlers, Singing, Dance and Language classes. Exercise groups including Karate, Jazz, Folk Dancing and Table Tennis. Relaxing groups like Yoga, Pilates and Art. Wellbeing groups for people with various conditions and for their carers.

The Community Centre's aim is to develop and strengthen the community living in the Ashengound area of Haywards Heath; to encourage cohesion and good community relations and the social inclusion and independence of individuals.

The centre manager is seeking a Facility Grant in order to complete the conversion of the buildings lights to LED units in order to save expenditure and keep costs down for the user groups. The Main Hall lights were replaced in 2019 using centre Reserves (cost £2,628) and this project will see the rest of the units upgraded. Work is scheduled to be completed by the Autumn.

The intention is to replace existing light fittings in the small hall (8), the office (4), the kitchen (4), in the toilets (4) plus wiring for toilet fans and occupancy sensors, in the hallway (12) and the exterior lighting (15).

LEDs are extremely energy efficient and consume up to 90% less power than incandescent bulbs. Since LEDs use only a fraction of the energy of an incandescent light bulb there is a dramatic decrease in power costs. Also, money and energy is saved in maintenance and replacement costs due to the long LED lifespan.

### **Head Of Corporate Resources Comments**

Independently examined accounts have been submitted for the period ending 30<sup>th</sup> April 2020 which show a deficit of £21,498.

Total income was £77,712; mainly generated from Hall Hire (£26,099), Pre-school income (£24,761), Grants (£12,914), Donations & Legacies (£10,838), Film tickets & raffle income (£2,270), Pre-school fundraising (£644), Other income (£177) and Investment income (£9).

Total expenditure was £99,210; consisting of Staff related (£52,947), Depreciation (£17,321), Supplies and Services (£15,769) and Premises Related (£13,173).

Balances held at the end of the period showed Net assets of £524,232: comprising of Tangible Assets £514,268, Debtors £3,375, Cash £18,972 and Creditors (£12,383).

### **How Does The Project Meet The Council's Aims?**

**Strong and Resilient Communities** - the centre provides much needed social and economic opportunities for the local community to engage with each other. This reduces isolation and loneliness, provides friendship and support opportunities and the activities provided increase overall fitness of the local community. The NHS and other caring professionals use the centre as a meeting place to educate and enhance the wellbeing of local Mid-Sussex residents.

### **Assessment Group Evaluation Of The Project**

S106 funding will enable the centre to upgrade and modernise the lighting throughout the building to become more energy efficient and reduce carbon emissions. These improvements will benefit users by keeping overhead costs through reduced energy bills which will ensure long term sustainability.

*Overall score: 4*

### **Recommendation**

**The Assessment Group recommends that the Cabinet Grants Panel Release S106 contributions up to a maximum of £5,814 to Ashenground Community Centre toward the cost of the installation of LED lighting which is made up of – £3,396 (Ref: DM/15/2093 Land Between The Willows and Bennetts Rise) and £2,418 (Ref: DM/19/2764 Gamblemead) Community Buildings S106 monies**

**This release of S106 contributions is made subject to the following special conditions:**

- ***the project must be completed within 12 months of project funding being obtained***

## **Release of S106 contributions**

Town:	Haywards Heath
Title Of Project:	Barn Cottage Pavilion Refurbishment
Applicant:	Sussex Clubs for Young People Ltd
Type Of Applicant:	Registered Charity (no. 1142272)
Previous Grants In Past 5 Years:	£5,000 Hurstpierpoint Streetmate (2020)
Release of S106 contributions Request	£ 171,160 (100%)
Total Project Cost:	£ 171,160

## **Financial Summary**

### **Sources of funding and whether secured**

n/a

### **Summary Of Project Proposal And Aims**

The aim of the project is to extend and refurbish the pavilion at Barn Cottage Recreation Ground to make it suitable for a wider range of activities and community management.

### **Background**

Sussex Clubs for Young People Ltd (SCYP) is an umbrella organisation for youth groups in East and West Sussex and Brighton & Hove and a member of UK Youth and the National Association of Boys and Girls Club. Established for over 80 years, SCYP is committed to developing a vibrant, grassroots led voluntary and community youth sector, which involves, empowers and meets the needs of young people.

SCYP has worked in Bentswood for five years through detached youth work and youth activities. In partnership with Bentswood Community Partnership and Clarion Futures they took over the lease for a small shop/café in July 2020 and transformed it into Bentswood Community Hub. This is an inclusive space for all ages, and used by schools, community groups, organisations, and SCYP youth clubs. With coffee mornings, parent led groups, job support and training, and community larder, the Community Hub supports over 200 residents each week. The Bentswood Community Hub is an important space for community groups, residents, and organisations to get together and engage in positive activities but the current space is too small to meet the increasing demand from the community, and the growing need in Bentswood.

To address this, SCYP has submitted a proposal to lease and renovate the existing sports pavilion on Barn Cottage Recreation Ground, and outline plans to refurbish and extend the building have been prepared and costed by a local architect. These improvements will provide additional space for a private meeting room for personal consultations, upgrade the kitchen to facilitate a community café, increase storage, create an on-street entrance and patio to make the building more attractive and user friendly.

The pavilion is next to the site of a new community hall being developed by Mid Sussex

District Scouts and SCYP intend to manage both new facilities. With two large adjacent buildings, they will be able to support more projects and maximise use of the space with a view to providing services all day, every day of the week for different resident's needs.

For example, the Community Café (planned for 2 days per week in one building) will offer training opportunities for young people and a lunch club for older people. The Community Gardening Project will link allotments with the healthy eating projects and plan community meals for more members and the Community Larder will continue to operate from this new space. The facility will provide the space for community groups/organisations/charities to host meetings and deliver a range of services. These will include offering employment information, citizens advice and professional guidance (working with CAB and/or DWP). There are plans to deliver skills development and training workshops, including (but not exclusively) barista workshops, healthy eating and cookery workshops, and bike mechanics workshops. The community hub will also allow access to specific health and wellbeing advice including social prescribing and to peer-to-peer mental health support facilitated by trained volunteers. Young community members will benefit from SCYP youth clubs providing a safe space with more positive activities in the larger space and further opportunities to achieve.

Capital costs for are based on realistic estimates as detailed below:

External patio to rear	£5,400
Front steps and ramp	£3,360
Railings	£1,500
Internal alterations	£35,000
Kitchen fitout	£20,000
Extension	£78,400
Professional fees	£15,000
Contingency	£12,500
Total	£171,160

The applicant has submitted a business plan which shows the annual running costs of operating the building will be approximately £37,850 per annum for overheads (utilities, insurances, licenses etc.), marketing, repairs and maintenance and a Development Officer (28 hours pw.) and these can be covered through hires, café trading, fundraising, sponsorship and regular contributions of £5k pa. from Clarion Futures and Mid Sussex District Scouts.

The pavilion is currently used daily by the Willow Tree Preschool during term time and the intention is to relocate the nursery into the new scout building, subject to Planning approval, to create more space for community use during the day. The sports changing rooms will be retained for recreation ground users.

### **Head Of Corporate Resources Comments**

Independently examined accounts have been submitted for the period ending 31<sup>st</sup> March 2020 which show a deficit of £36,959.

Total income was £322,136; mainly generated from Donations & Legacies (£322,073) and Investments (£63).

Total expenditure was £359,095; consisting of Staff related (£240,070), Supplies and Services (£107,773) and Premises (£11,252).

Balances held at the end of the period showed Net assets of £122,137: comprising of Tangible assets £27,284, Investments £373, Cash £75,165, Debtors £32,841 and Creditors (£13,526).

### **How Does The Project Meet The Council's Aims?**

**Strong and Resilient Communities** – this project brings together groups including Hope, Family Support Work, Department of Work and Pensions, Clarion Futures, Clarion Jobs and Training,

Citizens Advice, Sussex Clubs for Young People and Bentswood Community Partnership. By creating and developing this community space SCYP will provide greater access to more effective services in the community by responding to demand and providing a facility that has been co-designed by partners and stakeholders working with local residents. This co-creation and ownership by the community will provide Effective and Responsive Services as well as Strong and Resilient Communities

### **Assessment Group Evaluation Of The Project**

National Statistics data (2019) identifies Barn Cottage as the most deprived Lower Layer Super Output Area (LSOA) in Mid Sussex and the only area in the District that falls within the 30% most deprived areas in the country. This area is in need of investment and the proposal by SCYP, to be delivered in partnership with a range of community organisations, provides an excellent opportunity to improve local facilities and access to services which will benefit the community. SCYP has presented an ambitious plan to offer an inclusive daily programme for residents of all ages. They have experience of running facilities and already have a local presence and established relationships in the local area. The project will contribute to the Council's priority of developing and supporting Strong and Resilient Communities and meets a recognized need for better community facilities in the Bentswood Ward. Although the applicant is not providing any match funding toward the capital project they will not require any ongoing revenue support to manage the building which will become a fully self-sufficient community venue.

*Overall score: 7*

### **Recommendation**

**The Assessment Group recommends that the Cabinet Grants Panel Release S106 contributions up to a maximum of £171,160 to Sussex Clubs for Young People toward the cost of the Barn Cottage Pavilion refurbishment which is made up of - £1,489.95 (Ref: P35/641 08/00088/FUL Land known as Wilmington Way), £3,072.00 (Ref: 13/01164/FUL Land at The Mayflower Public House, America Lane), £33,127.77 (Ref: P35/494 08/02532/OUT North of Lyoth Lane), £4,819.00 (Ref: 14/00398/OUT 17 Boltro Road), £50,017.64 (Ref: 12/04316/FUL Land to the east of Gravelye Lane and North of Lyoth Lane), £2,704.19 (Ref: 11/01254/OUT Land at Butlers Green Road), £3,601.51 (Ref: 14/01335/FUL 57 Sunte Avenue), £12,346.00 (Ref: DM/16/0328 Former Magistrates Court, Bolnore Road), £24,696.65 (Ref: 12/00535/OUT South of Rocky Lane) and £35,726.69 (Ref: 12/04316/FUL Land to the east of Gravelye Lane and North of Lyoth Lane) Community Building S106 monies.**

**This Release of S106 contributions is made subject to the following special conditions:**

- ***submission of a detailed budget breakdown and evidence that the project can be fully funded within 12 months of the offer***
- ***the project must be completed within 18 months of project funding being obtained***
- ***submission of Planning approval for the extension and adaptations to the building, prior to commencement***
- ***evidence that the existing nursery provider can be accommodated or is satisfied with arrangements for relocation, prior to starting any work on site (including the provision of acoustic fencing to meet Planning requirements at the new nursery play area proposed at Barn Cottage Recreation Ground)***
- ***a suitable lease agreement is drawn up between the Council and SCYP, to the satisfaction of the Head of Corporate Resources***

## **Release of S106 contributions**

Town:	Haywards Heath
Title Of Project:	New Barn Cottage Community Centre
Applicant:	Mid Sussex District Scout Council
Type Of Applicant:	Registered Charity (no. 305841)
Previous Grants In Past 5 Years:	None
Release of S106 contributions Request	£ 100,000 (19%)
Total Project Cost:	£ 517,000

## **Financial Summary**

### **Sources of funding and whether secured**

Mid Sussex District Scouts - Reserves	£220,000 (secured)
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### **Summary Of Project Proposal And Aims**

Construction of a new community centre at Barn Cottage Recreation Ground for use by the Scouts and other groups.

### **Background**

Scouting in the UK is organized into Scout Groups, Scout Districts, Scout Countries and the Country HQ. The Scout Association currently has 895 Scout Districts across the UK and each District is responsible for providing a programme and support for its member Scout Groups; there are approximately 9,000 Scout Groups in the UK. Scout groups are organized by ages and are open to boys and girls aged 6-25 years - Beavers (aged 6-8 years), Cubs (aged 8-10 years), Scouts (aged 10-14 years), Explorers (aged 14-18 years) and the South Network (aged 18-25 years).

As a guide, it costs £10 to join, which contributes towards the cost of the scarf, woggle, joining badges, certificate of investiture and log book and there is a termly fee of £40 per child to take part in weekly sessions. In Mid Sussex there are approximately 1,600 members taking part in 19 Scout Groups across the District, including three in Haywards Heath. All the local Scout Leaders, trustees and supporters are volunteers.

The purpose of Scouting is to contribute to the development of young people in achieving their full physical, intellectual, social and spiritual potential as individuals, responsible citizens and as members of their local, national and international communities. The Scouts do this by running a wide range of indoor and outdoor activities that enable young people to work towards obtaining badges as they develop new skills.

In December 2017, Mid Sussex District Scouts approached the Council in relation to leasing some land to extend the existing pavilion at Barn Cottage Recreation Ground. At around the same time, Haywards Heath Town Council were looking into the potential for improving community facilities in Bentswood. A site meeting was held in February 2018 with Officers, local Councilors and the District Chair of Mid Sussex District Scouts to discuss how these projects could be combined. Following this meeting, the scouts agreed to work up a Planning

application and there were discussions around the joint management of both community facilities.

The Scouts were given Planning approval (Ref: DM/19/1624) for a purpose-built community centre with joining tunnel to the existing pavilion at Barn Cottage Recreation Ground. The new brick and timber clad building consists of a communal lobby, toilets, store rooms, office space, full height main hall, kitchen and mezzanine balcony. Other works include: a new hard standing perimeter to provide level access into the building and replacing existing railings.

Pre Covid, the Scouts were operating at capacity in Mid Sussex and had a waiting list of young people wanting to join the movement. The new community building will enable them to accommodate an additional 180 young people per week and the facility will be available for community use during the daytime and at weekends. The Planning application states that the new building will provide extra space to accommodate events and activities such as yoga classes and scout meetings, community events, craft fairs, children's parties and charity events.

The scout hall was not designed to meet all of the wider community requirements and in July 2019 a local stakeholder meeting was held to discuss how the existing pavilion could be adapted to provide a complimentary offer and initial designs were drawn up by an architect. This scheme (to be delivered by SCYP) will require the relocation of the nursery to the new hall. In September 2020 the Government made some changes to the Planning Use Classes which made it necessary for the Scouts to submit a Change of Use Planning application (DM/21/1758) to allow the new building to be used by the nursery in the future; this application is currently pending.

The total project cost is based on a Cost Plan produced by a Quantity Surveyor in 2019 which included a 5% contingency. Costs are likely to have increased and an update will be required to ensure the scheme is affordable and the match funding needed to deliver the project is secured.

In February 2021 revised Heads of Terms for a Development Lease were agreed and the Council advertised disposal of the site in accordance with Section 123 of the Local Government Act 1972. The final decision to grant a lease will need Cabinet Member approval. Mid Sussex District Council will also need to relocate the existing youth shelter and move the football pitch 3m east, which will require some drainage, to enable the scout building work to proceed on site.

### **Head Of Corporate Resources Comments**

Independently examined accounts have been submitted for the period ending 31st March 2020 which show a surplus of £657.

Total income was £101,538; mainly generated from Explorers (£45,473), The Redwood Centre rent (£25,585), Jamboree (£9,234), Badge sales (£8,537), Membership subscriptions (£8,211), Grants (£2,149), District events (£1,830), Investments (£489) and Donations (£30).

Total expenditure was £100,881; consisting of Supplies and Services (£97,158), Premises (£1,902) and Depreciation (£1,821).

Balances held at the end of the period showed Net assets of £306,151: comprising of Tangible assets £7,888, Investments £3,500, Cash £313,870, Debtors £38,519, Stock £5,243 and Creditors (£62,869).

### **How Does The Project Meet The Council's Aims?**

**Strong and Resilient Communities** - the plan is for the building to be self-funding. User groups will hire the space and this income is expected to pay for the operating costs along with repairs

and maintenance. Scouting has a proven record of changing young peoples' lives and also provides opportunities for volunteering. The new centre will be a community hub which will improve wellbeing and the environment.

### **Assessment Group Evaluation Of The Project**

Plans for this new building have been developed over a number of years. There is a clear community need and local support for the project and the Assessment Group recommends an award to demonstrate the Council's commitment to the scheme and to contribute to the fundraising effort. The project will provide a facility for children and young people in an area of relative deprivation plus wider community benefit. The constructive and positive activity programme provided by the Scouts will be enjoyed by children and young people living in the area and will support them in their development as responsible citizens.

*Overall score: 7*

### **Recommendation**

**The Assessment Group recommends that the Cabinet Grants Panel Release S106 contributions up to a maximum of £100,000 to the Mid Sussex District Scout Council toward the cost of a new community centre at Barn Cottage Recreation Ground which is made up of - £18,501.03 (Ref: 12/04316/FUL), £6,893.00 (Ref: DM/15/3636 151 Western Road), £46.63 (Ref: 14/04644/CND 1-3 Church Road), £5,316.71 (Ref: DM/17/4137 North of Charles Bennett Court), £24,740.46 (Ref: 12/00535/OUT South of Rocky Lane) and £44,502.17 (Ref: DM/16/1803 Penland Farm) Community Building monies.**

**It should be noted that £24,740.46 (Ref: 12/00535/OUT South of Rocky Lane) is currently allocated to the community building at St Francis Sports & Social Club site but this project is on hold so it is recommended that the funding is reallocated to this scheme in lieu of additional S106 received from the Gamblemead development that is ring-fenced for the St Francis community building project.**

**This release of S106 contributions is made subject to the following special conditions:**

- ***that it can be demonstrated that the project can be funded in its entirety with 12 months of the offer***
- ***the project must be completed within 12 months of project funding being obtained***
- ***submission of tender documentation and a detailed budget breakdown***
- ***Change of Use Planning application approval to enable the nursery to be relocated to the new facility***
- ***a suitable lease agreement is drawn up between the Council and Mid Sussex District Scouts, to the satisfaction of the Head of Corporate Resources***