

Release of S106 contributions

Town:	East Grinstead
Title Of Project:	Quarry Café Community Garden
Applicant:	Clarion Futures
Type Of Applicant:	Charity (no. 1135056)
Previous Grants In Past 5 Years:	£80,175 Spring Copse (2020) – project not delivered
Release of S106 contributions Request	£ 52,500 (87%)
Total Project Cost:	£ 60,500

Financial Summary

Sources of funding and whether secured

Clarion Futures	£8,000 (secured)
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Summary Of Project Proposal And Aims

Creation of an attractive outdoor community space on Council owned land at Hollands Way, East Grinstead alongside the play area and Quarry Café and Community Fridge venue in the Old Post Office.

Background

Clarion Futures is the charitable foundation of Clarion Housing Group, the largest Housing Association in the UK. The objects of the Charity are to develop the capacity and skills of the members of any socially and economically disadvantaged community so that they are better able to participate more fully in society; the prevention or relief of poverty or financial hardship and to promote social inclusion for the public benefit by preventing people from becoming socially excluded. The charity supports people with debt management, employment, training, digital support and community development initiatives.

Clarion Housing Group currently has over 250 homes in Stone Quarry which is in an area of relative deprivation in the north of East Grinstead. Clarion Futures have been supporting the community for over 10 years, working with the Stone Quarry Strategic Partnership which brought together local Councillors, residents, District and Town Council officers, the church and various other support agencies.

Clarion Futures provided support to a local community organisation (Quarry Café and Community Fridge CIC (QCCF), previously the Stone Quarry Crew) to deliver a community café in the area for approximately five years. The offer grew during the

Covid pandemic into a much needed community resource, and alongside the café they began rescuing surplus food that would otherwise have gone to landfill. In the last quarter Oct-Dec 22, QCCF has rescued, redistributed and cooked 8.5 tonnes of surplus food.

The owners of the venue where QCCF currently work from gave them notice to quit as of the end of January 2023 and the Council has given them a lease to use the old Post Office on Hollands Way as their new base. With the support of Clarion Futures the building is currently being refurbished, utilising Social Value via their contractors and other Clarion Futures funds (a commitment value of approximately £60,000). The Council has also provided UK Shared Prosperity Funds to assist with the relocation costs and service delivery.

This project aims to create a community space outside the café by adding small gardened plots, including safe spaces for residents to meet, play, and sit, providing chairs and tables for people visiting the café or using the play park. Pathways will be improved and two drop down kerbs and a ramp will be added to increase accessibility to and around the community cafe. A defibrillator will be attached to the side of the building and an awning installed above the front window of the building to provide shelter to those using the outside chairs and tables. The outdoor gym will be relocated to encourage increased use of the equipment in a more attractive environment.

This land is owned and maintained by the Council so we will need to agree detailed plans, including ongoing management and maintenance responsibilities, before Clarion Futures can proceed and it will be necessary to issue a license or lease to allow them to go ahead. The project will also need Planning approval.

Assistant Director, Corporate Resources (S151 Officer) Comments

Independently examined accounts have been submitted for the period ending 31st March 2022 which show a Deficit of £9,370,000

Total income was £6,623,000; mainly generated from Grants and contracts (£4,065,000), Donations and legacies (£2,157,000), and Interest (£401,000).

Total expenditure was £15,993,000; consisting of Staff related (£9,150,000), and Supplies and services (£6,843,000).

Balances held at the end of the period showed Net assets of £12,997,000: comprising of Investments £17,997,000, Debtors £1,444,000, Cash in bank £1,671,000, and Creditors (£8,115,000).

How Does The Project Meet The Council's Aims?

Strong and Resilient Communities – the Community Café & Fridge project provides a place for residents to meet and supports disadvantaged people by providing low cost food and a centre for learning, skills development and volunteering. Clarion Futures support to QCCF to deliver services to the residents of Stone Quarry and the surrounding areas to encourage a more self-sufficient, vibrant and inclusive community. The garden will provide an attractive and safe space for all the community to use, share and be proud of, improving community cohesion and service provision in the area.

Assessment Group Evaluation Of The Project

This is an excellent initiative, with local support, to improve the amenities in Stone Quarry. Prior to the pandemic, Clarion Futures carried out a number of engagement events and surveys and found that residents were supportive of plans to have a natural community green space. This was original intention was to create this at Spring Copse but the costs were too high and this is a more realistic proposal which can be managed more effectively through engagement with the Quarry Cafe and Community Fridge CIC volunteers and staff.

Overall score: 9

Recommendation

The Assessment Group recommends that the Cabinet Grants Panel Release S106 contributions up to a maximum of £52,500 to Clarion Futures to carry out landscaping and other works to create an outdoor community space by the Old Post Office building in Hollands Way, East Grinstead which is made up of - £52,500 (10/01317/OUT Land at Ashplatts) Local Community Infrastructure S106 monies.

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

- ***the project must be completed within 18 months***
- ***submission and Council approval of detailed landscaping plans***
- ***submission and Council approval of ongoing management and maintenance arrangements***
- ***Landlords consent for alterations to the building (addition of an awning and defibrillator)***
- ***a suitable lease/license agreement to be drawn up with the Council to allow Clarion Futures to go ahead with the work***
- ***submission of Planning approval (if required)***

Release of S106 contributions

Town:	Haywards Heath
Title Of Project:	Refurbishment of Pilgrim Hut
Applicant:	Haywards Heath Town Football Club
Type Of Applicant:	Private Limited Company by guarantee without share capital use of 'Limited' exemption (no. 12970513)
Previous Grants In Past 5 Years:	None
Release of S106 contributions Request	£ 12,239 (9%)
Total Project Cost:	£ 136,950

Financial Summary

Sources of funding and whether secured

Football Foundation	£95,865 (unsecured)
Haywards Heath Town FC fundraising activities and reserves	£27,846 (secured)

Summary Of Project Proposal And Aims

To refurbish the Pilgrim Hut to create a new indoor café and education room at the Hanbury Stadium which will be available to players and spectators and community hirers.

Background

Haywards Heath Town FC was established in 1888 and is one of the largest football clubs in Mid Sussex with 600 members and over 350 supporters attending games each week. There is a senior team which plays at Step 4 of the National League System in the Isthmian League and twelve youth teams. Haywards Heath Town FC is a chartered standard club, the FA qualified coaching team offers training, sporting activities and mentoring for over 200 children. The club charges £10 adults, £5 concessions and is free for the Under 16's to watch the games.

The club own the ground which is held in trust, there is one main pitch and small 3G which is used for training. They have close community links and supports several local charities including Forward Facing, Men's Mental Health Walk and Talk, Kangaroos and St Peter & St James Hospice. The club has several volunteers from Bentswood Hub and would like Hanbury Park Stadium to be a focal point for the local community. Haywards Heath Town FC has hosted seniors for walking football. The club is also planning to implement a women's team and U23's team academy in the future.

The Club has recently appointed new trustees and became incorporated at Companies House in 2020. The new Board are keen to invest in the site and would like to develop the facilities. They are seeking external funding to enable them to refurbish the Pilgrim Hut, which is currently used for storage, to create a new education room and café area.

This will involve electrical, plumbing and drainage works, renewing joists and flooring, ventilation and insulation, new windows flooring and stud walls, decoration throughout, installation of a new kitchen and outdoor patio area. They have obtained competitive quotes for the work and would like to go ahead during the summer, so the improvements are ready for the next season.

The current burger van at the stadium relies on an electric generator which is unreliable. The new indoor café will provide a much better service to meet demand on matchdays and for the youth teams and other community groups, before and after 3G use during the week. The refurbished hut will provide a place for players to rest and recover in cold weather after sessions, away from the clubhouse, along with a secure classroom for educational activities.

Assistant Director, Corporate Resources (S151 Officer) Comments

Audited accounts have been submitted for the period ending 31st May 2020 which show a Deficit of £40,184.

Total income was £104,062; mainly generated from Gate receipts and programme sales (£13,821), Prize money (£11,913), Sponsorships (£1,620), Rent from nursery and focus fit (£10,257), Hire of pitch (£7,627), Advertisements (£8,523), Donations (£22,676), Refreshment income (£17,625) and Grant (£10,000).

Total expenditure was £144,246; consisting of Premises Related (£41,829), Supplies and services (£30,369), Employees (£56,873), Transport (£923) and Depreciation (£14,252).

Balances held at the end of the period showed Net assets of £155,281: comprising of Tangible assets £114,848, Stock £500, Cash in bank £63,343, and Creditors (£23,410).

How Does The Project Meet The Council's Aims?

Effective & responsive services – the club provides services for over 200 young people through the youth section, as well as a safe space for over 350 supporters to come and watch football games weekly. The improved facilities will improve the experience for visitors and participants.

Strong & Resilient Communities – it is important to provide children and adults with opportunities to take part in physical activity. The refurbished hut will provide them with a safe social space to network before and after games and training.

Assessment Group Evaluation Of The Project

The Club is ambitious and wants to improve facilities at Hanbury Park by providing a communal area for 3G pitch users, a social café area for matchdays and an education room for courses. This will help to bring in increased revenue through catering and hires which will help the club run more sustainably and provide new community resources. The club aims to raise a significant amount of match funding from other sources to enable them deliver this project which will benefit local residents.

Overall score: 7

Recommendation

The Assessment Group recommends that the Cabinet Grants Panel Release S106 contributions up to a maximum of £12,239.24 to Haywards Heath Town Football Club to refurbish the Pilgrim Hut at the Hanbury Stadium football ground which is made up of - £12,239.24 (DM/17/4137 Land north of Charles Bennett Court) Formal Sport S106 monies.

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

- *evidence that the project can be fully funded within 12 months of the offer*
- *the project must be completed within 12 months of project funding being obtained*
- *submission of Planning approval (if required)*