

SURREY COUNTY COUNCIL

MR MARK NUTI, CABINET MEMBER FOR COMMUNITIES

DATE: 16 MARCH 2022



LEAD OFFICER: MARIE SNELLING EXECUTIVE DIRECTOR OF CUSTOMER AND COMMUNITIES

SUBJECT: YOUR FUND SURREY APPLICATION – CLAYGATE PRIMARY SCHOOL

PROJECT NAME: CLAYGATE COMMUNITY POOL

CF REFERENCE: CF102

ORGANISATION Growing A Sustainable Economy So Everyone Can Benefit/
STRATEGY PRIORITY Tackling Health Inequality/Enabling A Greener Future/Empowering
AREA: Communities

SUMMARY OF ISSUE:

This report sets out the key information on the shortlisted **Claygate Community Pool**, Your Fund Surrey application for the consideration for the consideration of the Cabinet Member for Communities with recommendations for funding approval.

The vision of YFS is to bring community-led and place-making projects to life, with a focus on wider community benefit that leaves a real legacy.

RECOMMENDATIONS:

It is recommended that the Cabinet Member:

1. Approve funding from Your Fund Surrey for project CF102 Claygate Community Pool for the full amount requested of £363,500, composed of:
 - £351,000 capital funding towards Phase 2 project works including fit-out, ground source heat pump, solar panels and external landscaping;
 - £12,500 held by SCC (Surrey County Council) as contingency funding, for release only upon an evidenced request.
2. To approve the inclusion of the following conditions in the funding agreement as a requirement of this funding:
 - That the applicant provide assurance that the cost of sessions, facility hire and membership fees are maintained at rates affordable to all residents for the life of the facility;
 - that the applicant used all possible measures identified to increase sustainability and reduce environmental impact during construction and operation of the facility including the installation of a ground source heat pump and solar panels;
 - the applicant having all relevant insurances and safeguarding policies in place for the life of the facility.

3. Agree that the applicant Claygate Community Pool Management Group (CCPMG) be requested to continue to work with Capelfield GP Surgery, local health providers and partners to identify and promote measures to tackle health inequalities including via social prescribing and through the provision of relevant swim, exercise, or trial sessions.
4. Agree that the applicant Claygate Community Pool Management Group (CCPMG) be required consider all reasonable measures which could be undertaken to extend the reach of and use of the facility to harder to reach groups within the local community.
5. Note the regulations in place regarding the type of school projects admissible under YFS and that this project has been recommended by Officers for funding approval on the basis the project benefits the wider community and meets the aims and published criteria of the fund.

Reason for Recommendations

1. This application has been the subject of a rigorous assessment process by officers, as set out in the body of this report. Officers consider the project to meet the aims and published criteria of the fund and to satisfy the requirements to award funding.

Executive Summary

2. The Claygate Community Pool project comprises the redevelopment of the existing 20 x 7.5m outdoor swimming pool at Claygate Primary School (CPS). The development will convert the existing pool into a new indoor facility that will enable the whole community to use the pool all year round. The existing outdoor swimming pool is only available for use during the summer months. The lack of changing rooms, showers or toilet facilities has meant that despite the desire of the local community to use the pool, use of the pool is restricted to CPS pupils learning to swim.
3. A high-quality, long-life building is proposed to enclose the pool and provide necessary facilities including showers and changing rooms. The building will also incorporate a community room for use alongside the swimming pool. Relining of the existing pool and upgrading of some of the plant equipment will also be necessary to incorporate a Ground Source Heat Pump (GSHP) and solar panels to help towards the Council's carbon zero target by 2030. The building has also been designed to comply with Sport England guidance, ensuring a 2m circulation and safety area around the edge of the pool. Importantly, the development will also create a dedicated entrance route leading directly to the pool building. This will enable the pool facility to be easily accessed by the local community and operate safely within the school grounds.
4. Two phases of building are proposed:
 - Phase 1, which is already underway, is the construction of a building to enclose the pool, relining of the pool, surfacing around the pool and a new air handling unit.
 - Phase 2 is the purpose of this grant funding request, to fit out the building including the entrance hall, changing rooms, showers and community room, including necessary upgrades to pool plant room (GSHP and solar panels) and landscaping.
5. The construction work for Phase 1, which was fully funded, commenced in summer 2021 to enable the delivery of large steels and heavy machinery whilst the school was closed to pupils. Also, to ensure funds that had already been secured were not lost and use of the pool could continue.
6. The school has operated the swimming pool for use by pupils for swimming lessons for more than 45 years.

7. The proposal is considered to meet a local need as there is currently no public swimming pool available to the residents of Claygate and the surrounding area. The site is located in a sustainable location in the centre of Claygate with access from Foley Road and from the adjoining recreation ground which would allow for residents to access the site on foot or by bicycle.

Details

Description of project benefits

8. The project responds to a recognised community need in the Elmbridge Borough Council's (EBC) Leisure Facilities Strategy 2017-2035, which identifies the need for at least an additional two swimming lanes in publicly accessible, pay and play swimming pools. This increase is estimated to meet the growing population of Elmbridge by 2035. The location of the project, to the south of the borough is also beneficial to residents, since EBC's own public pools are both located in the north.
9. The project is founded on a community consultation which included local residents, community groups, third parties such as EBC, swim schools, architects, and the Parish Council. Views have been sought from the very outset of the project. The facility has been designed in consultation with local residents whose ideas have shaped the project. For example, the reduction of potential opening hours to allay concerns of neighbouring residents.
10. The positivity felt for the project in the area is also clear from the level of local fundraising achieved at over £90,000 from the CPS Parents Association, community fundraising, tile sponsorship, business headline sponsors and gift aid.
11. Officers consider the project contributes towards the following areas of the SCC priorities 2021-2026:

Tackling health inequality

- Swimming for exercise, self-confidence, mental and physical wellbeing and water safety.
- Curriculum swimming lessons to CPS pupils and pupils of other local schools i.e. Rowan Preparatory School.
- Links with Capelfield GP Surgery and local Wingham Court Bupa care home (for significant injuries not elderly care) to direct those who would benefit from swimming to the pool.

Enabling a greener future

- Due to the installation of the building around the existing pool, the project will result in an immediate and significant reduction in water evaporation (up to 90%) and heat loss (up to 70%) as a result of enclosing the pool. Renewed mechanical pool equipment will also assist in more efficient chemical usage and heating.
- The project embraces the Council's Greener Futures agenda and is proposing to install a GSHP and solar panels, instead of a new gas boiler.
- Sustainable drainage options are being incorporated and an artificial grass bank replaced with planting to increase biodiversity.
- New publicly accessible pool within walking or cycling distance for the majority of users that currently drive to pools elsewhere in the borough. The project will immediately reduce the length of journeys and number of journeys undertaken in private vehicles e.g., Rowan Prep School currently bus pupils some distance for swimming lessons and they will be able to walk to this facility. The facility is easily accessed via footpaths and plenty of cycle parking is available. Cycle parking is

available for users of the pool, located at the community entrance. Car parking will be available on site outside of school hours.

- Membership to the pool requires those using the pool to arrive by foot or on bike whenever possible and this will be monitored to ensure journeys to the pool are as sustainable as possible.

Empowering communities

- Community swimming sessions and private hire of pool for several group activities, to include the Scouts, Rowan Preparatory School, Holy Trinity Church and exercise referral through Capelfield GP Surgery and Wingham Court Bupa care home.
- New community hub within Claygate including a room available to hire for community groups and a small café for socialising after swims.

Project Timeframes

12. The project has been split into two phases to ensure construction works could take place whilst the school is closed to pupils. To ensure funds already secured were not lost and current use of the pool could continue for as long as possible.
13. Phase one is already underway and due to complete by the end of April 2022. This has included construction of the building to enclose the pool, relining of the pool, surfacing around the pool and a new air handling unit.
14. Phase 2, which is the subject of the funding request to Your Fund Surrey, is to fit out the new building including the entrance hall, changing rooms, showers, and community room; external landscaping and installation of a GSHP and solar panels, to generate the additional heat and hot water. This is due to commence from May 2022 for approximately 5 months.

Management of the project

15. Claygate Community Pool is operated by CPS. CPS is responsible for the safe operation of the pool infrastructure and for providing the framework for safe day to day operation.
16. The CPS Business Manager manages the pool alongside the Claygate Community Pool Management Group (CCPMG). The CCPMG is formed of volunteers to assist in the running of the pool. The Group must comprise of at least three members at all times. The CCPMG is likely to be operated as an unincorporated association to oversee the running of the pool. The CCPMG will be formed by a cross section of the community, a parent representative, CPS Headteacher, CPS Business Manager and Governors. The CCPMG will report regularly to the school and Governing Body which retains ultimate responsibility and will be required to approve any financial decisions and sign formal contracts, as necessary. These details are proposed to be agreed at the next Governors Resources meeting which will formally delegate the running of the pool to the CCPMG in line with the remit of the constitution.
17. The pool is available for community use during designated community sessions. These comprise Family Sessions and Lane Sessions. Attendance at these sessions is only permitted to members of the Claygate Community Pool.
18. Community use will be through a membership scheme at £10 per member per year plus usage fees of approximately £5 per session, with discounted rates proposed for seniors and medical referrals. A membership scheme is necessary in order that the pool can safely be operated within the terms of the pool insurance policy. Membership will be prioritised for existing members; families and staff of CPS; residents of Claygate; then

residents of surrounding areas. The membership will be advertised to CPS families and village residents through a number of means including social media, CPS website, posters and Claygate Courier.

19. When an organisation hires the pool that organisation takes on the responsibility for the safe operation and use of the pool, for example ensuring suitable supervision is provided and pool occupancy is not exceeded. For every session, the Session Manager must nominate in advance the Person in Charge. The Person in Charge must be present at the Claygate Community Pool for the entire duration of the session including time that any part of the facility is being used (i.e. the changing rooms). A designated Safety Supervisor must be in attendance at all sessions to ensure the rules of the pool are adhered to by users.
20. A Session Manager is required for the community sessions and a Safety Supervisor (lifeguard) will be arranged for each of the community sessions in advance and is included within the project costs.
21. CCPMG will be responsible for reviewing the use of the pool and financial efficiency of the facility in order to ensure the continued financial sustainability of the operation.
22. The future income of the facility has been researched and calculated based on feedback from the local community and comparable facilities. This includes:
 - Feedback from local community and parents on costs and usage;
 - Review of historic use data for the pool including lessons and family swims;
 - Interviews with school operating pools open to the public and let to swim schools;
 - Assistance from comparable community pools particularly regarding usage, costs and operation;
 - Detailed research to inform swim school tender (initial part of tender now complete with interest from a significant number of parties wishing to operate from the pool);).
 - Discussions with local schools i.e. Rowan to establish potential for future use of the pool by other schools;
 - Input to the costings and pool timetable from local groups wishing to make use of the facility i.e. Scouts; and
 - Advice and feedback from regulated bodies such as Swim England and established local swimming clubs.
23. The forecast is conservative and includes a maintenance allowance and sinking fund. There is significant capacity within the pool timetable to increase usage in the future. The pool and buildings will remain within the ownership of the school but financially operated as a separate entity with a separate bank account.

Project Lifespan

24. A key consideration in designing the building has been to provide a low maintenance asset, both internally and externally which is constructed using high quality materials to ensure a sustainable and long-life building for CPS and the local community.
25. The pool liner has a life span of at least 25 years. With regards to the building, a high-quality block-built building such as the pool facility should have a life of at least 60 years, but in reality, could be much longer. The existing gas boilers should remain effective for at least another 10 years with regular maintenance. The new GSHP equipment has a lifespan of 20 years. The solar panels have a lifespan of 20 to 25 years, although the inverter element of that system will need renewing after 10 years. The inverter costs approximately £2,000 which has been taken into account when considering the future sinking fund.

Financial and Value for Money Implications

- 26.** There are strict regulations regarding the type of School projects that can be funded through Your Fund Surrey, to which this project adheres.
- 27.** Schools are provided with a delegated budget which is based on a formula which must comply with the current School and Early Years Finance Regulations (these are updated every year). The purpose of the legislation is to ensure all schools are funded on a consistent basis and have a choice as to how to spend their budget. Delegated budgets are provided to cover revenue expenditure associated with core education provision including textbooks and library books (and electronic equivalents), routine maintenance of building and grounds, internal redecoration and replacement of normal classroom furniture, equipment, and IT.
- 28.** The Council (and therefore YFS Funding) may only fund Schools over and above the delegated budget share for purposes specifically listed in the regulations, i.e. over and above that which most schools would normally be expected to need and to provide from their delegated budget. The fact that schools may choose to deliver the core curriculum in novel ways (or by using external speakers or external organisations) does not itself mean that the costs are not core curriculum costs. It should not matter whether the application is from the school, the PTA, or a third-party organisation if it is for the benefit of the school.
- 29.** This project is considered to fit the criteria for YFS funding because:
- The project has demonstrated deliverability as funding is in place with funding from a variety of sources demonstrating support for the project from an organisational level including significant local community fundraising and support. It has planning permission and a contractor already appointed through a thorough procurement process. A specific volunteer management group is in place to manage and operate the pool, with a separate bank account clearly separating the community pool from the school finances.
 - The proposal explains the story of how volunteers have consulted with the community in relation to the need and then developed the project to meet that need and provide community benefits through evidenced community engagement, evidenced community support through fundraising and evidenced the need from EBC.
 - It meets the Council's Greener Futures agenda having developed greener energy solutions.
- 30.** YFS funding is requested for Phase 2, which will fit out the building including the entrance hall, changing rooms, showers, and community room; external landscaping and necessary upgrades to pool plant room including a GSHP and solar panels.
- 31.** The project has applied for £363,500 which equates to 43% of the overall project costs. Table 1. Financial Summary details the £475,391 of other funding which has been secured against the total project cost of £838,891.
- 32.** Table 2. Project Cost Breakdown and Grant Utilisation itemises the allocation of YFS grant against the specific works in each building phase.
- 33.** Considerable fundraising has already taken place to enable phase 1 of the project to commence. There is significant confidence in the ability of the applicant to meet their fundraising targets given the success to date and the long history of fundraising to install and maintain the external pool for over 45 years.

34. As with all applications, there is a risk construction and purchase costs will increase between application and approval. This is mitigated by the contingency (which will only be released if there is a demonstrated need). The applicant has secured quotes that support their costing, and will ultimately be funded based on evidenced, actual spend, up to the amount awarded.

Table 1. Financial Summary

Total project cost:	£838,891
Amount applied for from YFS:	£363,500
Percentage of amount applied for to YFS against total cost:	43%
Total other funding:	Total £475,391 towards Phase 1, which has already been delivered
Have other funding sources been secured?	Yes – towards Phase 1 of the project
Is there a commercial element to the project?	Yes
Amount recommended from YFS:	£363,500

Table 2. Project Cost breakdown and Grant Utilisation:

Activity	Total Cost	YFS Contribution
Phase 1		
Architect	£9,600	£0
Structural engineer	£940	£0
Planning application fees	£2,587	£0
Tender	£0*	£0
Phase 1 construction	£420,000	£0
Phase 1 Employers Agent	£21,264	£0
Sub total	£454,391	£0
Phase 1 contingency	£21,000	£0
Total	£475,391	£0
Phase 2		
Finishes	£25,000	£25,000
Filtration plant and pipework	£30,000	£30,000
Pool Hall A/C	£50,000	£50,000
Electrical and Plumbing	£76,000	£76,000
CCTV / Security	£12,000	£12,000
External works	£12,000	£12,000
Internal Doors & Screens	£15,000	£15,000
Site costs (Prelims)	£22,000	£22,000
Steel frame cost increase	£30,000	£30,000
Heat pump	£31,500	£31,500
Excavation and backfill trenches	£10,000	£10,000
Install GSHP pipework	£3,000	£3,000
Construct lean-to plant housing	£1,500	£1,500
Solar panels	£12,500	£12,500
Phase 2 Employers Agent	£12,500	£12,500
Sub total	£826,391	£351,000
Phase 2 contingency	£12,500	£12,500
Total	£838,891	£363,500

*provided by volunteers £32,500

Assessment of the application against the criteria for the fund:

35. This application for funding has been through the due diligence and agreed governance process for the fund, which are publicly available on the County Council website.
36. The application has been subject to a rigorous two step application process involving assessment and scoring by Your Fund Surrey Officers, with input from the Expert hub, a group of specialist Officers providing insight for the eligibility of funding. The application has been assessed and scored independently by three Officers whose scores are then moderated. A summary of the Assessment Report comments against the funds five published scoring criteria are set out in Annex 2.

Expert Hub Review

37. Education – Given the known risks to primary school pupil numbers in the area it could be an income earner or marketing aid for the school.
38. Greener Futures - The proposal is based on a GSHP which is one of the low carbon technologies available and the main source for providing heating to the building. Solar PV is also provided to off-set the electrical demand for running GSHP. This is a change to the original proposal of a new gas boiler and a much more sustainable solution contributing towards SCC's carbon neutral target by 2030.

Finance

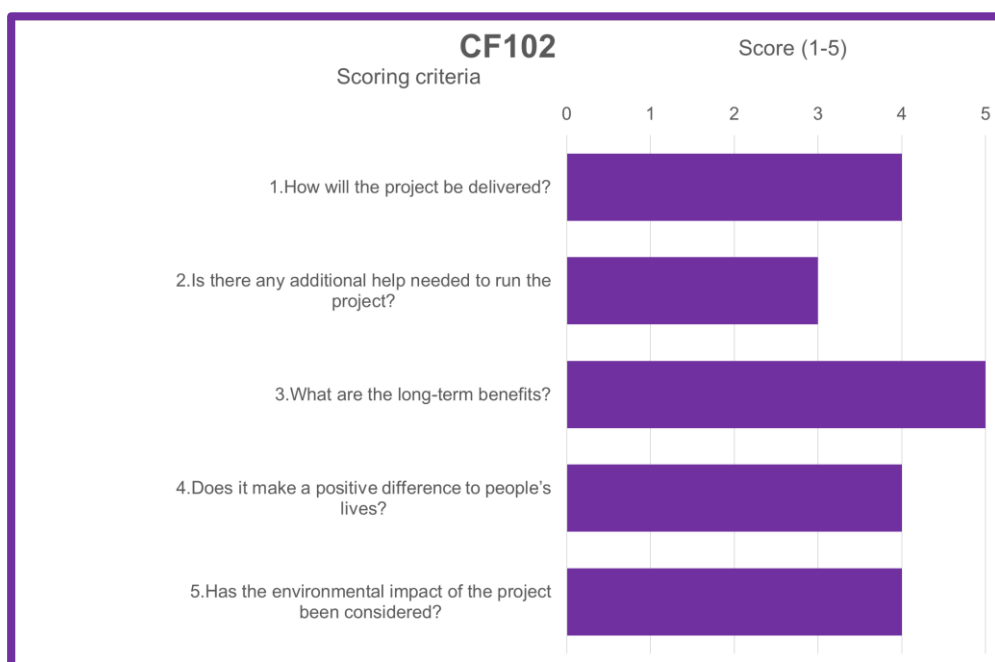
39. General - Ultimately the school is part of the County Council and so is not subject to the same financial standing assessment as external applicants. The costs are supported by an assessment of tenders submitted for the project. The ongoing need for the school in terms of sustainability of pupil numbers was tested with the Schools Finance team. There is a surplus of places reflecting a surplus in the area generally and that while no absolute guarantee can be given as to the future of any school this is not a school which is seen as at risk of closure.
40. Commercial – The annual running costs of the facility are proposed to be covered by the income generated from the usage. As part of the application review, the income and expenditure projections and assumptions provided by the applicant were assessed.
41. The income expects contributions from other schools and club usage together with local community usage. Responses and reassurance by way of reference to specific areas of income were provided by the applicant:
- Parent contributions, and the assumption of ongoing contributions;
 - Annual subscription from the registration scheme, and the risk of this being a barrier to usage;
 - Weekend usage, and the quantum of the number of weeks of expected usage;
 - Benchmarking of rates and usage of the pool based on all income streams.
42. The expenditure assumptions were tested to ensure the following:
- Heating and water evaporation reductions detailed in the submission were reflected in the costing assumptions;
 - The relatively modest spend on lifeguards was sufficient to service the expected usage of the pool;
 - All costs modelled were in line with the expected usage of a pool of this size.
43. While there is inherent risk in any commercial venture, the responses received together with the projected margin demonstrate that the costs can rise by £22.5k (31.9%) or

income decrease by £22.5k (24.2%) before breakeven is reached and provide assurance that there is scope to absorb moderately material changes before the application becomes unviable from the commercial perspective.

Score Breakdown

44. The application scored a total of 394 out of 500 when scored by Officers broken down as follows:

Figure 1. Assessment score breakdown



Advisory Panel Comments

45. As set out in the overall governance document for YFS, the YFS Advisory Panel functions in an advisory capacity and its role is intended to assist formal decision-making processes which sit outside the Panel. The role of the YFS Advisory Panel is to review shortlisted applications following the assessment and scoring of bids by Officers, and to advise and inform the final officer recommendations to the appropriate decision-maker on the proposed funding awards to be made.

46. The Panel were fully supportive of the project and recognised the considerable effort which had gone into the application. The panel were supportive of a recommendation to award a sum of £351,000 with the conditions to be included in the funding agreement around assurances that fees are maintained at rates affordable to all residents for the life of the facility, to continue to increase sustainability and reduce negative environmental impact, and to maintain all relevant insurances and safeguarding policies in place for the life of the facility. The panel were supportive of a separate sum of £12,500 to be held by SCC as contingency funding for release should it be needed, recognising the difficulties of potential Covid related delays or in the increased cost of sourcing materials.

47. The Panel were also supportive of encouraging the applicant to continue to work with the GP surgery and others to tackle health inequalities and to try and extend the reach and use of the pool to harder to reach groups in the community. The Panel noted the regulations in place regarding the type of school projects admissible under YFS and that this project has been recommended by Officers for funding approval on the basis the project benefits the wider community and meets the aims and published criteria of the fund.

48. In advance of the YFS Advisory Panel session, a member of the Panel had sought clarification from officers on a number of points concerning income and expenditure, charges related to use of the pool, a sinking fund, which schools would use the pool, and to what extent it would be possible to operate without Phase 2. Further detail was provided to all Panel members in advance of the Panel session.

Consultation

Summary of Support

49. Have your say, which has had the Claygate Community Pool featured on the Commonplace website, received 356 comments, extracts of which can be seen in Annex 2. There was one negative comment stating that there are so many other urgent funding needs for children's education after Covid.

50. Community engagement has included:

- Facebook Page Regularly updated with news items relating to the project.; Claygate Parish Council Monthly updates to Parish Council via email
- Attendance and presentations at Parish Council meetings to update members and the community, including in relation to the design proposals, CIL (Community Infrastructure Levy) application and planning application.
- Update article in each edition of Claygate Courier community newsletter; CPS newsletter
- Weekly update provided to staff and parents.; Claygate community notice boards
- Regularly updated posters including news items and fundraising events; Nextdoor News and fundraising events posted.
- LinkedIn News and fundraising events posted to Claygate LinkedIn Network; Leaflet drop Leaflets delivered to households in Claygate outlining plans and seeking community feedback.
- Exhibition stand in the primary shopping area in The Parade, outlining plans and seeking community feedback.
- CPS Website Regularly updated with news items relating to the project; WhatsApp groups Regular communication to local WhatsApp groups to provide updates.
- Formal pre-application consultation with neighbours adjoining school site.
- Letters written to all residents neighbouring the school site seeking feedback and offering to discuss the proposals in further detail prior to the submission of the planning application. Several follow up consultation meetings were held with neighbours as a result.
- Ongoing communication with local groups to understand how the pool might be used by the local community and ensure that the pool timetable has the potential to accommodate this variety of future community use, including Scouts, Rowan school, Bupa, Holy Trinity Church, Capelfield GP Surgery.
- Significant local fundraising
- Support and granting of CIL applications
- Support for funding applications
- Feedback to plans and future usage
- Support for planning applications
- Social media engagement and support
- Significant investment of time from many volunteers

51. Letters of support have been received from:

- Claygate Scouts
- Holy Trinity Church
- Capelfield Surgery

- CPS
- The Probus Club of Claygate
- Claygate Recreation Ground Trust
- Claygate Parish Council
- Elmbridge Planning Services
- Elmbridge Leisure Services

52. The Divisional Councillor Mark Sugden has commented as follows:

It has been a long-held objective of CPS, Claygate Parish Council, local residents and community organisations to significantly improve and broaden the use of this facility, not just for pupils attending CPS to utilise more frequently but to make it available to thousands of local residents of all ages.

There are no swimming pools in the local area open to local residents and those elsewhere in Elmbridge Borough are far afield and not accessible by public transport.

This is an extremely well supported community project. The project team have raised significant funds towards this project from their own ongoing fundraising efforts, the School Parents Association, Community Infrastructure Levy Grants from Claygate Parish Council (£40,000) and Elmbridge Borough Council (£200,000) and the London Marathon Charitable Trust (£50,000).

In January 2022, Claygate Parish Council awarded a further grant of £5,380 to address some surface water matters that had been identified during the current work.

There is a clear, costed, well managed project plan with local volunteers coming together and investing their expertise, talent, and time to bring this to fruition.

This project will open up an underutilised facility to thousands of local residents that will make a positive difference to their lives, improving health and wellbeing and further bringing our diverse community together.

I keep in regular contact with the project team, and I am aware that they continue to critically review the build and to incorporate any improvements identified. The project addresses our Greener Futures strategy and the Surrey carbon neutral target by 2030. The project team are striving to deliver a facility that addresses and incorporates many environmental improvements such as the removal of gas boilers and the use of GSHPs (Ground Source Heat Pump) and solar panels to heat the pool and to ensure the facility is both sustainable for the long-term.

I commend this submission to the panel – it will have significant, long term, sustainable positive benefits for many thousands of members of the community, now and in the future.

Risk Management and Implications:
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53. This application for funding has been through the due diligence and agreed governance process. As part of this process the applicant has provided an overview of risks against the project. This is summarised below. Officers consider there to be adequate control measures in place.

Table 5. Summary Table of Risks and Key Mitigations

Risk description	RAG	Mitigation action/strategy
Delays to construction, supply chain issues, labour shortages and cost increases		Detailed cost estimates carried out and regularly updated throughout the project. Fixed price contract ensures the risk lies with

related to market conditions or COVID-19.		the contractor. Contingency funding ring fenced if necessary.
Unable to fundraise the balance of project costs		Committed volunteers and regularly updated / engaged community
Net income lower than forecasted or increase in running costs, specifically energy costs		Management group already have experience of running the pool. Options include increase in subscription fees, open more sessions to private hirers, further fundraising, further funding applications – community use is secured through planning permission.

Section 151 Officer commentary:

- 54.** Although significant progress has been made to improve the Council's financial position, the medium term financial outlook beyond 2022/23 remains uncertain. With no clarity on central government funding in the medium term, our working assumption is that financial resources will continue to be constrained, as they have been for the majority of the past decade. This places an onus on the Council to continue to consider issues of financial sustainability as a priority in order to ensure stable provision of services in the medium term.
- 55.** The long-term sustainability of the projects funded by Your Fund Surrey is a key factor in assessing their suitability. Certain projects are relatively straightforward, where ongoing sustainability relies only on identifying a modest and reasonably secure source of funds to maintain an asset.
- 56.** Other, more complicated and typically higher value, projects (such as Claygate Community Pool) rely on generating sustainable levels of ongoing income to cover management, operation, maintenance and ultimately replacement of the asset funded by the grant. A level of risk in the ongoing delivery of benefits from these schemes is inevitable and despite officers gaining assurance that mitigations are in place, success cannot be absolutely guaranteed for each individual project.
- 57.** The finance and commercial assessment is set out in paragraphs 38 to 42, along with a summary of risk and mitigations set out in paragraph 52. These factors set out alongside the expected benefits of the project have been scrutinised and challenged by officers and are deemed acceptable in this instance. An important consideration is that Your Fund Surrey is a key part of the Council's Empowering Community approach focused upon enabling communities through investing in a meaningful and lasting way. Therefore, the success of Your Fund Surrey will set against establishing a different relationship with communities, empowering them to be more self-reliant. In forging that relationship, the success of individual projects will vary within the benefits delivered by the programme as a whole. Learning points from successful and unsuccessful projects will be taken and used to inform the development and evolution of the fund over time.
- 58.** The borrowing costs associated with the fund have been fully built into the Council's Medium-Term Financial Strategy.

Legal implications – Monitoring Officer:

59. The report sets out the information and steps for the consideration of the application further to the Council’s governance arrangements for Your Fund Surrey. The proposal is permitted under the Schools & Early Years Finance Regulations
60. Further to those arrangements, if approved, the Council and the organisation will enter into a comprehensive funding agreement which will include the performance measures that will be put in place to ensure the funding is used as intended as well as clearly describing any support or additional conditions agreed as part of the funding award.

Equalities and Diversity:

61. Your Fund is designed to provide investment in schemes that encourage community participation, reduce isolation, and develop the potential for social wellbeing and economic prosperity. As such it is anticipated that it will have a positive impact on a number of those who may rely on or gain support from within the local community and those within protected characteristics that may be more likely to experience social and economic exclusion.
62. An Equalities Impact Assessment has been produced for Your Fund Surrey and was circulated as an Annex to the Your Fund Surrey Cabinet Report 26th January 2021.

Other Implications:

63. The potential implications for the following council priorities and policy areas have been considered. Where the impact is potentially significant a summary of the issues is set out in detail below.

Area assessed:	Direct Implications:
Corporate Parenting/Looked After Children	No direct implications
Safeguarding responsibilities for vulnerable children & adults	The school already has safeguarding in place.
Environmental sustainability	<p>The project has a positive contribution to environmental sustainability.</p> <ul style="list-style-type: none"> Measures incorporated in original design: Insulated cavity walls, building airtightness, local facility reducing travel by road and length of journeys, recirculated air. Additional measures implemented: Area of double-glazing reduced, reduced internal temperatures, tree planting along boundary of playing field (12 no.), GSHP instead of gas boiler and solar panels for additional hot water and air heating, rainwater harvesting.
Public Health	The project has a positive impact on wider health determinants with specific reference to residents being encouraged to undertake physical activity to access the pool (walk/cycle) and in use of the pool for physical health and wellbeing and use of the community room/café as a meeting place to foster community cohesion. The accessible path to the pool will

	encourage greater use by the less able and for longer periods of the year.
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What Happens Next:

- Following the advisory panel, a dedicated Officer decision report will be produced for consideration by the Cabinet Member for Communities, incorporating the comments of the Advisory Panel
- Following Delegated Cabinet Member approval of the funding a notice of the records of decisions taken under delegated power, will be published within 3 days of the decision being made. A note of this decision will be included in the next Cabinet report update of Your Fund Surrey.
- Officers will prepare the relevant schedules and funding agreements to enable payment of funds and monitoring and evaluation of the project against its outcomes.
- The YFS Team officers will then issue a provisional offer of funding to the applicant, including a copy of the draft Funding Agreement incorporating any additional conditions.

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Consulted:

Division County Councillor

Greener Futures

Corporate Finance and Commercial – Surrey County Council

Annexes:

Annex 1: Project Location

Annex 2: Summary Scoring Comments

Annex 3: Commonplace Summary Report

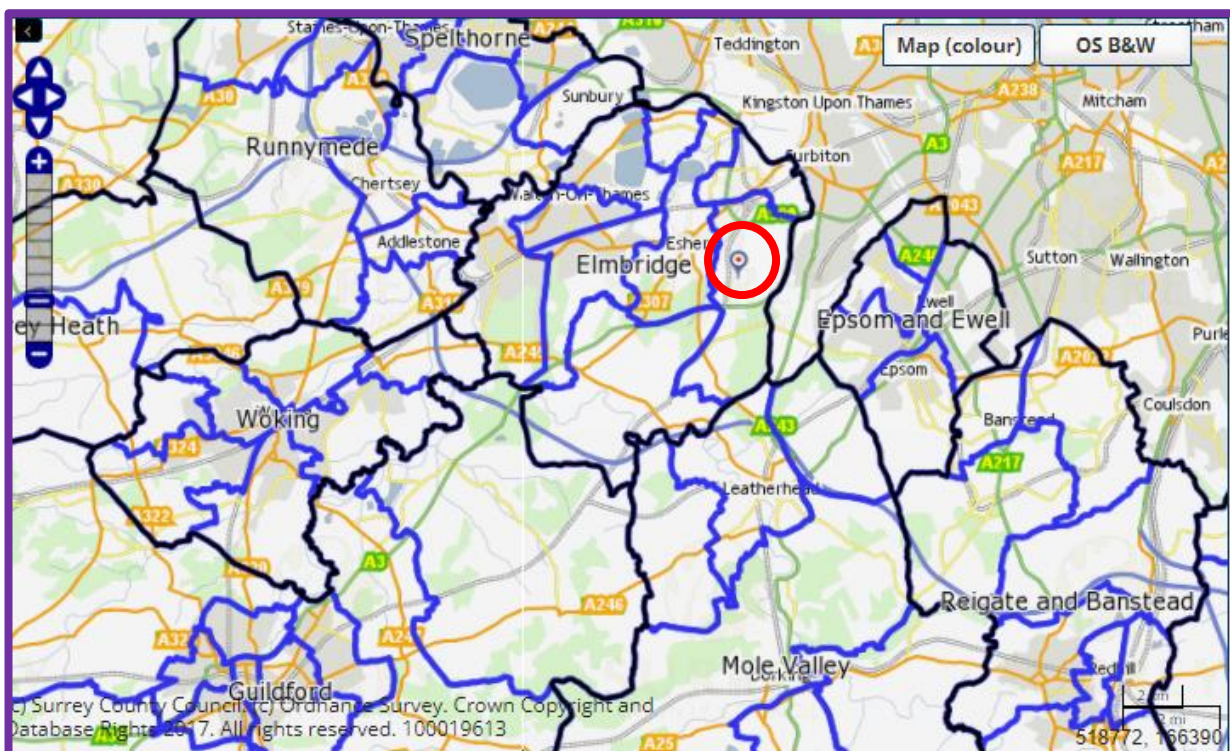
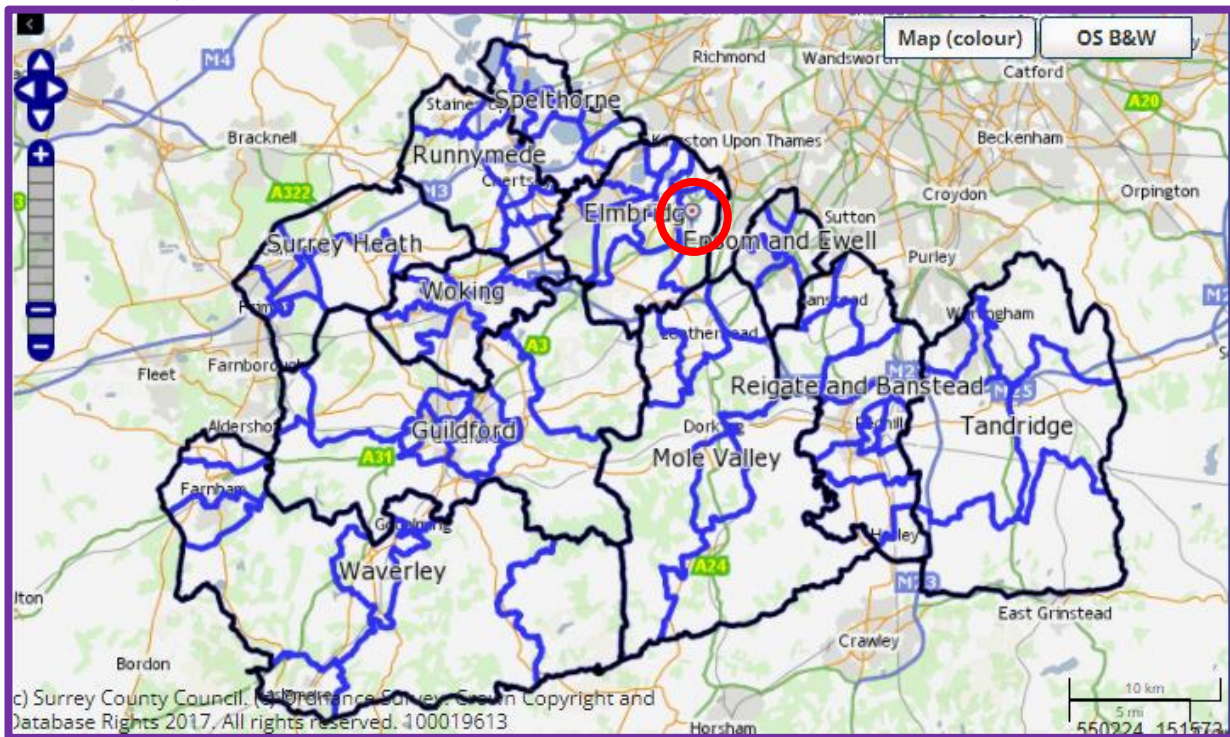
Sources/background papers:

Your Fund Surrey Criteria

Your Fund Surrey Governance Document

Annex 1 – Project Location

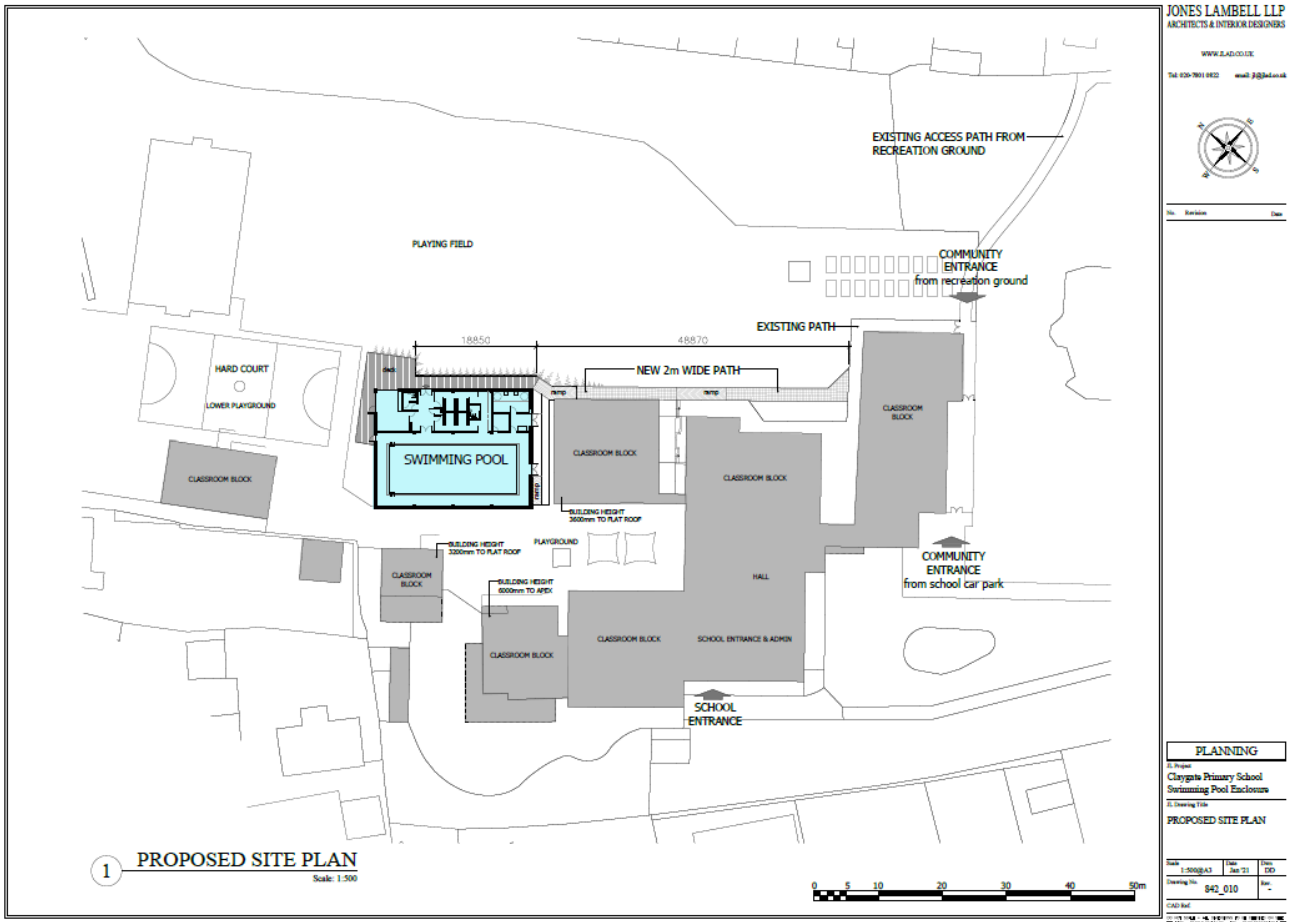
Location (map)



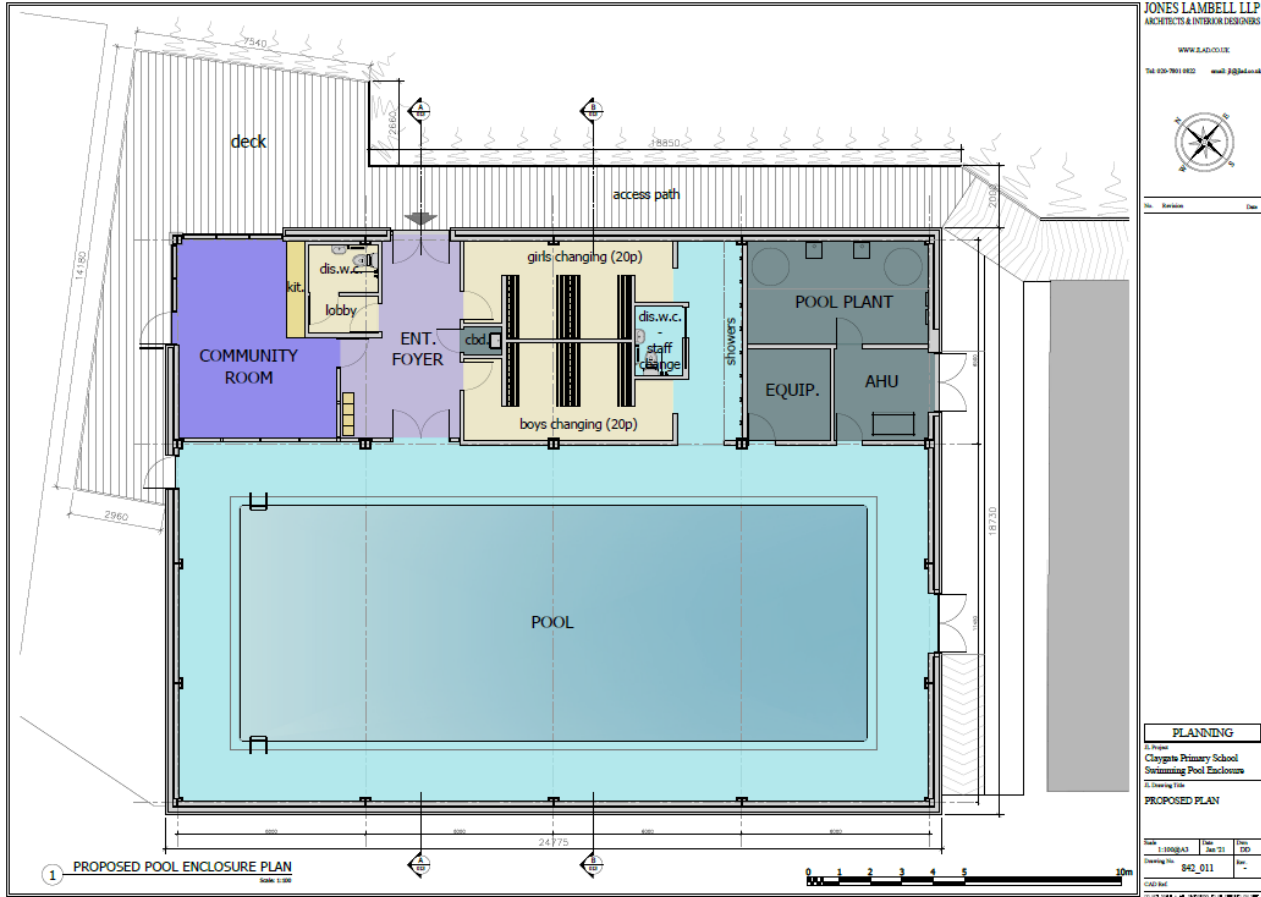
Artist impression of new building:



Site Plan:



Layout plan:





THINK **BIG**

Annex 2: Summary Scoring Comments

Criteria 1 - How will the project be delivered?

Initial works underway. Detailed plan in place and phased according to school holidays/safe site access. Planning consent in place.

Thorough tender document specifying requirements; JCT contract for Design & Build where contractor takes majority of risk. The tender process has had expert professional input and there seems to have been a robust interrogation of the preferred construction companies

Usage has been planned. Structured pool timetable for income generation. Estimated operating income/expenditure based on potential usage.

CPS Business Manager manages the pool alongside the Claygate Community Pool Management Group (CCPMG). Active volunteer group driving project.

Significant fundraising and other funds secured, although still a funding gap.

Criteria 2 - Is there any additional help needed to run, the project?

Longer term sustainability will require ongoing significant pool usage.

Volunteers – project is already using significant numbers of volunteers to drive the project forwards. CPS will be heavily involved in the project management and the new organisation CCPMG will become the management function to manage the ongoing running of the site once opened. Costings estimated at in excess of £30K for the professionals who have volunteered for the project so far.

Criteria 3 - What are the long-term benefits?

Meets objectives of Elmbridge BC to provide additional swimming pool space in borough to meet identified need. Pool timetable allows flexible time to incorporate the many possible end users. No pool facilities in local area. Demand for all year-round swimming and associated water activities will continue. Pool use by other schools, lessons for all pupils, family swimming sessions, triathlon club, swim school, Scouts. Design allows for retrofitting of additional equipment such as hoist.

Consultation started in 2019 – sports clubs, parish council, scouts, nursery, Elmbridge Borough Council, Care home, local businesses, school pupils and families, church, wider community through social media.

Criteria 4 - Does it make a positive difference to people's lives?

Broad engagement across the community with existing organisations. Nice to hear that the pool was dug out by parents in the 1970s! Significant community support is evidenced by the level of comments and positive support for the project, not least from the letters provided but also by the 350+ comments on commonplace

The application could also consider ethnically diverse communities, people from low-income families, disabled people, or people with poor mental health. Whilst there is a community room/hub/cafe within the project proposals no real info on how this will be used. Older people considered through the Probus group and the local church.



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Criteria 5 - Has the environmental impact of the project been considered?

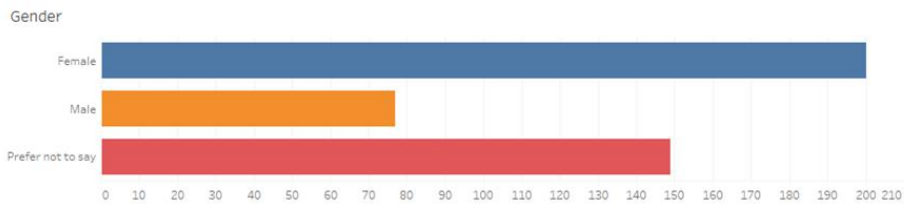
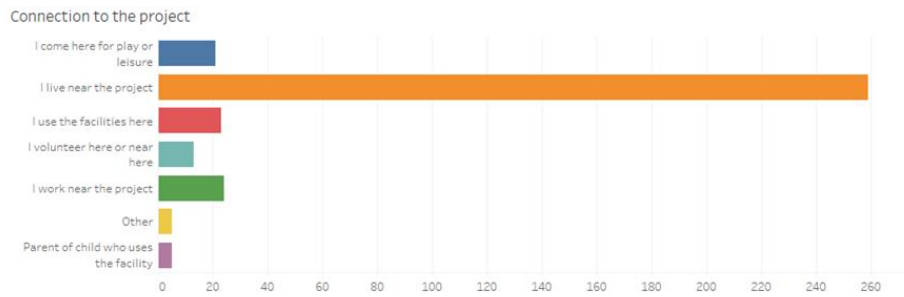
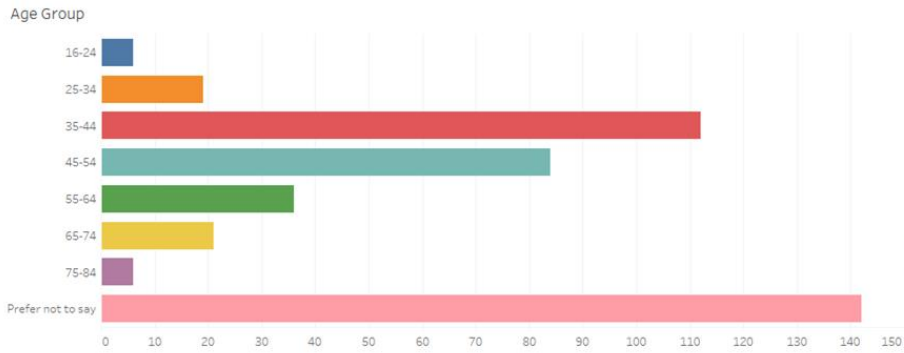
Significant reduction in water evaporation (up to 90%) and heat loss (up to 70%) as a result of enclosing the pool. Renewed more efficient mechanical pool equipment will also assist in more efficient chemical usage and heating.

Bicycle parking and all level for accessibility. Walking/cycling/sustainable travel plans for the facility.

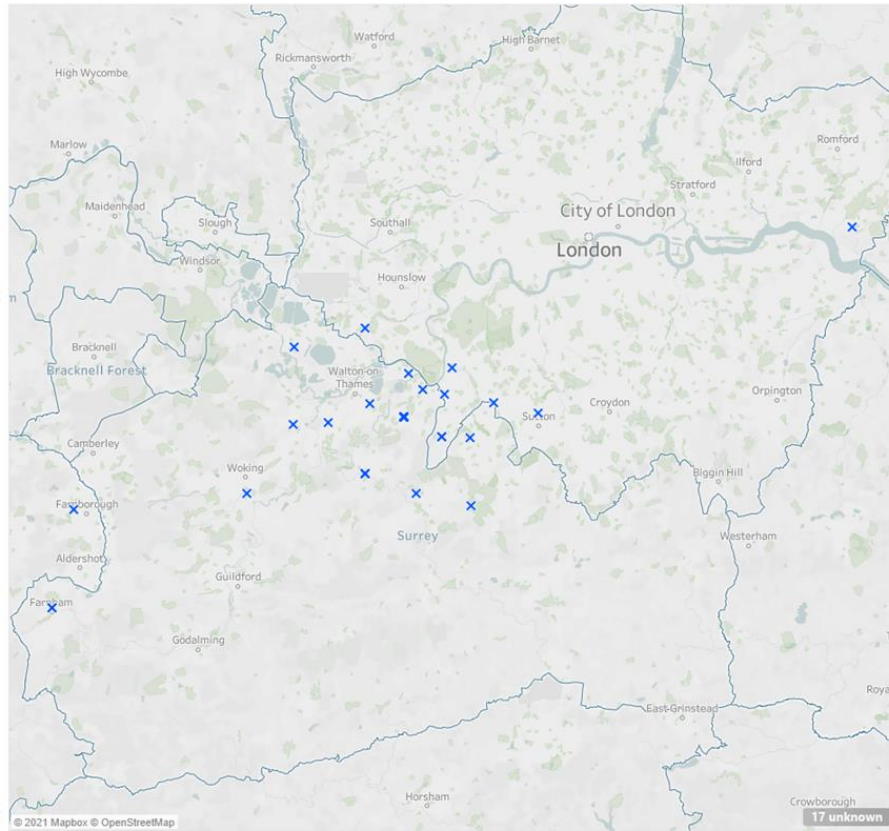
Annex 3. Commonplace Summary Report

Commonplace Engagement Report- Claygate Communitiy Pool
Respondent Demographics

Number of respondents: 356



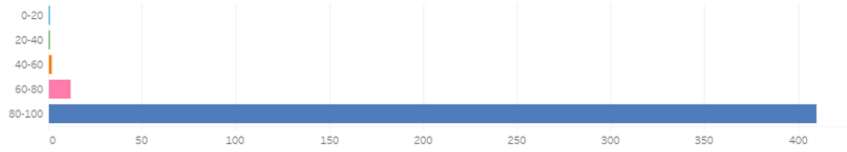
Map
Each cross indicates a rough location from which people have responded.



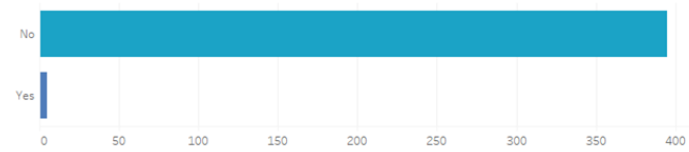
Annex 3. Commonplace Summary Report

Key Findings

How important do you feel the project is?



Is there anything else like this in the local area?



Nothing has been identified as being similar to the proposed project.

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