

SURREY COUNTY COUNCIL**CABINET MEMBER FOR CUSTOMER AND COMMUNITIES****DATE: 17 OCTOBER 2023****REPORT OF CABINET MEMBER: DENISE TURNER-STEWART – CABINET MEMBER FOR COMMUNITIES AND COMMUNITY SAFETY****LEAD OFFICER: MARIE SNELLING – EXECUTIVE DIRECTOR FOR CUSTOMER AND COMMUNITIES****SUBJECT: YOUR FUND SURREY APPLICATION – Salfords Cricket Club****ORGANISATION STRATEGY PRIORITY AREA: EMPOWERING COMMUNITIES****Purpose of the Report:**

This report sets out the Your Fund Surrey application from **Salfords Cricket Club** for the consideration of the Cabinet Member for Communities and Community Safety.

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 the full amount requested of £431,000 (31% of total project cost), comprised of:
 - £431,000 of capital funding towards the development the pavilion to be paid in staged payments, on evidence of spend.
 - Including 5% to be held by SCC until final evidence of income, expenditure, evaluation and building control sign-off is provided.

Reason for Recommendations:

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.

The project aims to turn the not fit for purpose cricket pavilion into an accessible community building serving a wide range of local people in one of the more deprived areas of the County. Current usage is constrained due to age and size, however 45% of the usage of the new building will be from the wider community, meeting a key demand as nearby venues are oversubscribed.

Executive Summary:

1. Salfords Cricket Club (Salfords) is located in Redhill, in the Division of Horley West, Salfords and Sidlow. Salfords, who have applied to become a registered Community Amateur Sports Club (CASC), run four Saturday Men's teams, four Sunday Men's teams, a Ladies team and junior teams from seven to seventeen years old (including two girls' teams).

Lower Super Output Area (LSOA)	Reigate and Banstead 014A
National Index of Multiple Deprivation (IMD)	6 (one is most deprived)
Surrey Index of Multiple Deprivation	2 (one is most deprived)
Neighbouring LSOAs	The club and its' facilities serve people from across Redhill and Reigate including the following LSOAs in the following areas that rank lower: Redhill West and Wray Common (Surrey decile 1) Earlswood & Whitebushes (Surrey decile 2)

2. The project aims to re-develop the existing pavilion which is over 50 years old, in need of constant repair, no longer fit for purpose and limited in its' use. The new building will have modern, fully accessible changing facilities to cater for increased demand for women's, girl's and disability cricket.
3. The pavilion will also have a new accessible community meeting space available for local residents and groups and a volunteer-run coffee shop. It will include a clubroom, bar and kitchen which can be used by the community outside of designated cricket activities. Pettridge Wood Common, where the pavilion is located, is a popular dog walking and meeting place for local people. The project aims to turn the pavilion into a dynamic community hub serving a wide range of local people.
4. The club have consulted widely within the local area and gathered interest from a range of organisations. A proposed usage plan has been developed which anticipates that within one year post build, 45% of usage will be from non-cricket activities (for reference, only 2% of usage is currently non-cricket due to the limitations of the current building). It is anticipated the usage of the building will go from 750 current hours to over 1,500 hours per annum.
5. Salfords have conducted an appraisal of other local community venues which highlighted the need for increased facilities in the area. There are other community venues available in the area, particularly Salfords Village Hall, however these venues are not in close proximity to Pettridge wood Common. Providing a community pavilion close to the common has been an important factor in gaining support for the project. The village hall is operated by the local parish council who have provided a supporting statement confirming their hall is oversubscribed and providing their support for this project.
6. The club have recently started girls' and women's teams which have been successful and have room for growth. They are in the process of developing a refugee cricket programme

in conjunction with Reigate and Banstead Borough Council and support the Duke of Edinburgh Award locally by offering voluntary work for local children.

7. The land and buildings are owned by Reigate and Banstead Borough Council (RBBC) who have contributed significantly to the project through a Community Infrastructure Levy grant.
8. The lease currently has eight years remaining and it does have restrictions on usage of the pavilion. A satisfactory future “agreement for lease” has been agreed with the RBBC Assets and Green Spaces team.
9. The project was granted planning permission in September 2021. The current pavilion has space for roughly 22 cars to park. There is a Parish Council car park a short walk away which is currently not used on evening and weekends. Salfords are working with the Parish Council to make this available for their users.

Details

Description of project benefits

9. The benefits to the project include:
 - Enhances community cohesion
 - Increases local physical activity opportunities for all but particularly for women, girls and people with disabilities
 - Further supports local volunteering opportunities
 - Opportunities for new non-cricket groups to thrive in the area such as dance classes, singing classes, fitness classes and forest school sessions.

Project Timeframes and Management

10. The project delivery is estimated to be 54 weeks.
11. The delivery of the project will be managed by the club committee in conjunction with the contractor and project manager.
12. A volunteer pavilion manager will be recruited before the build is complete. There are also existing cleaners and a groundman who will remain working onsite. A management committee will be formed between the cricket club, key community users, Parish and Borough councillors to ensure the pavilion is meeting community needs.

Financial and Value for Money Implications

13. YFS funding is requested to contribute towards the pavilion re-development. The project has applied for £431,000 which equates to 31% of the overall project costs. The remaining monies needed for the project have been raised from various sources (see Table 1).
14. Table 1. Financial Summary details the £921,197 of other funding against the total project cost of £1,352,197. Table 2 details the total project cost breakdown.

Table 1. Financial summary

Amount applied for:	£431,000
Total project cost:	£1,352,197
Percentage of cost against total:	31%
Have other funding sources been secured?	Yes
Other funding:	<u>Achieved Funding</u> Reigate and Banstead CIL - £700,000 Club funds and fundraising - £163,197 <u>Funding Pending Decision</u> England Cricket Board (ECB) - £42,000 Surrey Cricket Foundation - £8,000 Other grants e.g. Gatwick Trust and Parish Council - £8,000
Is there a commercial element to the project?	Yes
Amount suggested for funding:	£431,000

Table 2. Project Cost breakdown:

Activity	Total Cost (Inc. VAT)
Substructure	£133,407
Superstructure	£268,064
Finishes	£65,461
Fixtures and Fittings	£57,038
Services*	£188,408
Preliminaries*	£183,926
Demolition	£11,208
External works	£86,589
Loose Fixtures and Fittings	£24,000
Provisional Sums	£10,680
Surveys	£12,000
Fees	£65,454
Total Overhead and Profit*	£88,235
Professional Fees*	£34,800
Contingency*	£122,927
Total	£1,352,197

*Denotes element with YFS contribution.

15. As with all applications, there is a risk that construction and purchase costs will increase between application and approval. This is partially mitigated by the contingency (which will only be released if there is 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.

Assessment of the application against the criteria for the fund:

Advisory Panel Comments

19. The Advisory Panel functions in an advisory capacity and its role is intended to assist the formal decision-making processes which sit outside the Panel.
20. The Advisory Panel met on 14th June 2023. A report detailing project CF279 was shared with panel members in advance and questions were invited ahead the meeting. There were no issues raised by panel and a unanimous decision was reached to recommend the project for the full amount requested.

Consultation

Summary of Support

21. Have your say, which featured the Pettridge Wood Common Community Pavilion project, received 236 comments.
22. Letters of support have been received from the following organisations, groups and individuals:
- Salfords and Sidlow Parish Council
 - Reigate School
 - Meadvale Scouts
 - Surrey Cricket
 - Leafy Learners
 - Sing and Sign
 - Inspire Dance
 - Fab Active

23. The Divisional Councillor Andy Lynch fully supports the application and has commented as follows:

"I write fully supporting Salfords Cricket Club in their community pavilion project. The project meets all of SCC priorities in every way. Children and young people feel safe and confident, everyone lives healthy, active, fulfilling lives, communities are welcoming and supportive, Residents live in clean, safe and green community and Communities are well connected and grow sustainably.

The project supports opportunities for the local community, it will have a positive impact the rural community that it supports, its approach to the community and growth, its community involvement through its work for Duke of Edinburgh awards, volunteering experience, supporting local schools and supporting the parish food bank drive in the pandemic.

I cannot emphasise enough what a great impact this will have on the local community"

Section 151 Officer commentary:

24. Significant progress has been made in recent years to improve the Council's financial resilience and the financial management capabilities across the organisation. Whilst this has built a stronger financial base from which to deliver our services, the increased cost of living, global financial uncertainty, high inflation and government policy changes mean we continue to face challenges to our financial position. This requires an increased focus on financial management to protect service delivery, a continuation of the need to be forward looking in the medium term, as well as the delivery of the efficiencies to achieve a balanced budget position each year.
25. In addition to these immediate challenges, the medium-term financial outlook beyond 2023/24 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 the stable provision of services in the medium term.
26. As such, the Section 151 Officer supports this application. Salfords Cricket Club have submitted detailed financial costings and queries on these documents have been resolved. The value of the YFS award is reasonable at 31% of total project costs, with strong financial support from other sources. The project appears well planned and relatively low risk, backed by good community support and benefit. Funding is conditional upon a suitable lease and extension being agreed with RBBC. SCC funding will then be paid in stages based on costed valuation certificates and subject to 5% retention.
27. The borrowing costs associated with the fund have been fully built into the Council's Medium-Term Financial Strategy. The annual cost of borrowing for this specific project of £431,000 would be £25,118.

Legal implications – Monitoring Officer:

22. 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.
23. 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:

24. 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 the local community and particularly those with protected characteristics that may be more likely to experience social and economic exclusion.
25. An Equalities Impact Assessment has been produced for YFS and was circulated as an Annex to the YFS Cabinet Report 26th January 2021.

Risk Management and Implications:

26. The applicant has provided an overview of risks against the project in Table 3 below. Officers consider there to be adequate control measures in place.

Table 3. Summary Table of Risks and Key Mitigations

Risk description	RAG	Mitigation action/strategy
Project costs increase above contingency allowances	Yellow	Prices are unpredictable however the project team are experienced and have relevant knowledge of construction to ensure regular value engineering to stay within budget.
Project fails to deliver proposed community benefit	Green	The club are active in the community have built relationships with local stakeholders to ensure maximum community usage.
Full funding not achieved	Green	Plans are in place to achieve full funding and funding gap is relatively modest in relation to the cost of the build.
Failure to secure satisfactory lease from RBBC	Yellow	Salfords are working closely with RBBC to agree terms. SCC officers are in contact with colleagues at RBBC to ensure any requirements from SCC are met by the lease.

Other Implications:

26. 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.

Table 4: Implications for council priorities and policy areas

Area assessed:	Direct Implications:
Corporate Parenting/Looked After Children	No direct implications
Safeguarding responsibilities for vulnerable children & adults	No direct implication
Environmental sustainability	Enhanced environmental credentials of the building
Public Health	The project has a positive impact on wider health outcomes, with young people, women and girls and those with disabilities being encouraged to increase their physical activity. Increased socialisation amongst vulnerable groups.

What Happens Next:

- Following 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 YFS Decision Tracker.
- 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:

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Sources/background papers:

YFS Criteria

YFS Governance Document