

SURREY COUNTY COUNCIL**CABINET MEMBER DECISIONS****DATE: 24 SEPTEMBER 2024****REPORT OF CABINET MEMBER: DENISE TURNER STEWART, CABINET MEMBER FOR CUSTOMER AND COMMUNITIES****LEAD OFFICER: HELEN COOMBES – INTERIM EXECUTIVE DIRECTOR – ADULTS, WELLBEING & HEALTH PARTNERSHIPS****SUBJECT: YOUR FUND SURREY APPLICATION – CHRIST CHURCH GATEWAY PROJECT - YOUTH AND COMMUNITY CENTRE, WOKING****ORGANISATION STRATEGY PRIORITY AREA:** Empowered and Thriving Communities**Purpose of the Report:**

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

This report sets out the key information on the shortlisted Christ Church Gateway Project - Youth and Community Centre in Woking Your Fund Surrey (YFS) Application for the consideration of the Cabinet Member for Customer and Communities.

Recommendations:

It is recommended that the Cabinet Member for Customer and Communities:

Approves funding for the full amount requested of £495,000 comprised of:

- £495,000 of capital funding towards the development of a youth and community centre to be paid in staged payments, on evidence of spend
- Including 5% to be held by SCC until final evidence of income, expenditure, building control sign-off

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.

Christ Church Gateway Youth and Community Centre Project aims to provide a welcoming and supportive community space for all children and young people (CYP) of Woking to address the lack of youth provisions throughout the borough.

Executive Summary:

1. Christ Church Woking (CCW) is a registered charity and church that has been serving the community for more than 140 years.
2. The CCW is seeking funding from YFS for the construction of a Youth and Community Centre, which will serve as a hub and dedicated space for CYP and vulnerable groups as Woking town centre does not currently have a dedicated youth workspace. The project will include the addition of a new extension to the existing building, refurbishment of the floor, a new connecting corridor, kitchen, a disabled accessible toilet, and breakout rooms.
3. The new centre will be open 7 days a week, providing a new space for young adults every evening and at weekends. Dedicated activities and support will be provided for young people and vulnerable young adults, mostly provided free or for a small donation.

Project Summary

4. CCW is located in Jubilee Square in the centre of Woking next to two high-rise residential apartment blocks and a 23-storey hotel. There has been no youth centre since the Young Men's Christian Association (YMCA) youth and community centre closed in August 2014.
5. CCW is in the division of Woking South. Due to its central location, the community is able to access the church on foot, bicycle, car or train.
6. The borough has a population of approximately 100,000 with Woking generally having a younger population profile with 21.6% aged 0-15 years old (both England and the Southeast at 19.2%). Woking has the highest proportion of all Surrey boroughs of children in low-income households at 11.3% of the population verses 8.6% for Surrey as a whole.
7. In 2020, Churches Together in Woking came together with Woking Borough Council (WBC) to identify three primary areas of need:
 - The provision for youth work and support to teenagers
 - Mental health and well-being of youth and vulnerable adults
 - Isolation among the vulnerable and lonely
8. The new YCC will be a purpose-built space, with its own separate entrance, which will allow those in need of support and those who are vulnerable to access the building separately from the rest of the church building where faith-based activities are conducted.
9. The proposed project will allow the church to maximise community use. The space would be available to vulnerable adults (refugees, parents, economically disadvantaged groups, those seeking debt advise), and elderly during the day until 3.30pm. The space will be reserved for CYP based activities from 4.30pm, evenings and at weekends.

10. The usage plan shows a total of 28 activities being held per week. 36% of those are existing (but will be held in a more appropriate location), 11% expanded and 43% new activities or events. CCW will charge a nominal rate to cover usage costs (e.g. caretaker opening, cleaning, and also to create a contract of agreement). This is to ensure their safeguarding policies are followed, which requires all users of the building to have adequate insurance and safeguarding policies in place.
11. The YCC will aim to support the following:
 - **Groups in financial hardship and low-income households** - by offering regular debt advice as a drop-in service.
 - **Elderly individuals and those who suffer from isolation** – with a new lunch club for elderly residents
 - **School groups** - youth mentoring and coaching programmes with Woking High School, Woking College and Maybury School
 - **Children and Young People** - youth drop-ins, youth mentoring, Christ Church kid hubs, youth events, school sessions, the Sunbeams Toddler Group, as well as working with new charity partners such as Engage
 - **Parents and Children with Additional Needs and Disabilities** - new groups will be formed for parents and toddlers, children with additional needs and disabilities and fathers with their toddlers.
 - **Immigrants and refugees** - a new weekly offering
 - **Restricted mobility** - The entire ground level will be step-free and there will be a separate accessible toilet.
12. Environmental features have been incorporated in the design. These include LED light bulbs, passive infrared sensor detectors and a building management system to allow better control of heating in zoned rooms throughout the building. All new windows will be double glazed, and the extension will be fully insulated.

Details

Description of project benefits

13. The benefits of the project include:
 - a. Providing community amenities and support in an area of high deprivation
 - b. Increased capacity for community events and activities
 - c. Improved CYP mental health and wellbeing support
 - d. A new dedicated youth provision to provide support through the borough
 - e. Support for a range of underrepresented groups

Consultation:

14. Have your say, which featured the Christ Church Gateway Youth and Community Centre Project, received 356 comments. The application has also

benefited from a significant number of signatures and supporting letters from local residents.

15. Letters of support have been received from the following organisations, groups and individuals - Maybury Primary School, The Lighthouse, Community Youth Leader at Woking Youth, Will Forster – MP, SCC and WBC Councillor, Jonathan Lord – former MP, Woking People of Faith, Senior Youth Worker, NW Surrey, Vicar St Andrew’s Goldsworth Park, Senior Minister Woking United Reformed Church former moderator of Churches Together in Woking, Senior Pastor, Welcome Church Woking, Area Dean of Woking and Moderator of Churches Together in Woking, Vicar of St Peter’s Old Woking, Engage Woking Schools, WBC Managing Director Commissioner, We Are With You NHS Talking Therapies, Kintsugi Hope, CAP, Deputy Headteacher Woking High School.
16. The application was discussed by the YFS Advisory Panel on 11th September 2024. The Panel unanimously supported the application.

Risk Management and Implications:

17. The applicant has provided an overview of risks against the project in Table 1 below. Officers consider there to be adequate control measures in place.

Table 1. Summary Table of Risks and Key Mitigations

Risk description	RAG	Mitigation action/strategy
Limited volunteer team time available for the direction and management of the project.		Key decision points and times when inputs required identified and communicated to volunteer team. Regular team meetings held to monitor team.
Insufficient funding for the project.		Application for grants to supplement funding from congregation. Consider use of loans / mortgage on CCW-owned house.

Financial and Value for Money Implications:

18. YFS funding is requested to contribute towards the development of a youth and community centre. The project has applied for £495,000 which equates to 39% of the overall project costs. The remaining monies needed for the project have been raised or are expected from various sources (see Table 2).
19. Table 2. Financial Summary details the £787,000 of other funding against the total project cost of £1,282,000. Table 3 details the total project cost breakdown.

Table 2. Financial summary

Amount applied for:	£495,000
Total project cost:	£1,282,000
Percentage of cost against total:	39%

Have other funding sources been secured?	Yes
Other funding:	<p><u>Confirmed Funding:</u></p> <ul style="list-style-type: none"> • CCW Member Donations - £400,000 • Benefact Grant - £75,000 • Loan 4 Orchard Drive - £212,000 • Garfield Weston Foundation - £75,000 <p><u>Outstanding Fundraising:</u></p> <ul style="list-style-type: none"> • Other Grants Funding Outstanding - £25,000 <p>Total - £787,000</p>
Volunteer contributions:	Yes - £16,440
Noncash contributions:	N/A
Is there a commercial element to the project?	Yes
Amount suggested for funding:	£495,000

Table 3. Project Cost breakdown:

Activity	Total Cost (Inc. VAT)	YFS Funding	Other Funding
Youth Centre Ground Floor Refurbishment	£280,000	£110,000	£170,000
Youth Centre First Floor Meeting Rooms	£120,000	£45,000	£75,000
Youth Centre First Floor Connecting Corridor	£70,000	£30,000	£40,000
Youth Centre Extension	£480,000	£190,000	£290,000
Other works relating to all areas	£109,500	£45,000	£64,500
Construction Contingency @ 6%	£63,570	£25,000	£38,570
Inflation; 2Q 2024 to 2Q 2025 @ 2.8%	£29,665	£10,000	£19,665
Loose furniture / IT / AV installations	£24,575	£0	£24,575
Professional Fees	£104,690	£40,000	£64,690
Total	£1,282,000	£495,000	£787,000

20. 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.
21. All funding will be subject to a funding agreement to ensure that all outstanding fundraising has been secured before any funds are released.

Section 151 Officer Commentary:
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22. The Council continues to operate in a very challenging financial environment. Local authorities across the country are experiencing significant budgetary pressures. Surrey County Council has made significant progress in recent years to improve the Council's financial resilience and whilst this has built a stronger financial base from which to deliver our services, the cost of service delivery, increasing demand, financial uncertainty 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 deliver financial efficiencies and reduce spending to achieve a balanced budget position each year.

23. In addition to these immediate challenges, the medium-term financial outlook beyond 2024/25 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.
24. The Section 151 Officer supports this application. This funding request is for the development of a youth and community centre adjoining the existing church building that will be managed by the trustees and volunteers. The YFS contribution of 39% is relatively low risk with all but £25k of the remaining 61% of funding required already in place, and an alternative source identified for the remaining balance. Future running costs will be funded by donation, the applicant has shared recent financial statements that demonstrate a track record of securing this level of income.
25. 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 £495k would be c£40k.

Legal Implications – Monitoring Officer:

26. 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.
27. 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:

28. 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.
29. An Equalities Impact Assessment has been produced for YFS and was circulated as an Annex to the YFS Cabinet Report 26th January 2021.

Other Implications:

30. 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:
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Corporate Parenting/Looked After Children	No significant implications arising from this report.
Safeguarding responsibilities for vulnerable children and adults	No significant implications arising from this report
Environmental sustainability	Supporting the Council's green objectives through increasing biodiversity, reducing carbon emissions and noise pollution
Compliance against net-zero emissions target and future climate compatibility/resilience	Supporting the Council's green objectives through increasing biodiversity, reducing carbon emissions and noise pollution
Public Health	The project has a positive impact on wider health outcomes, encouraging activity and social interaction.

What Happens Next:

31. Following approval of the funding, a notice of the records of decisions taken will be published within 3 days of the decision being made.
32. Officers will prepare the relevant schedules and funding agreements to enable payment of funds and monitoring and evaluation of the project against its outcomes.
33. 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.

Report Author:

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Consulted:

Divisional County Councillor
Corporate Finance - SCC

Sources/background papers:

Your Fund Surrey Criteria
Your Fund Surrey Governance Document
