

**SURREY COUNTY COUNCIL****CABINET MEMBER DECISIONS**

<b>DATE:</b>	<b>24 SEPTEMBER 2024</b>
<b>REPORT OF CABINET MEMBER:</b>	<b>DENISE TURNER STEWART, CABINET MEMBER FOR CUSTOMER AND COMMUNITIES</b>
<b>LEAD OFFICER:</b>	<b>HELEN COOMBES – INTERIM EXECUTIVE DIRECTOR – ADULTS, WELLBEING &amp; HEALTH PARTNERSHIPS</b>
<b>SUBJECT:</b>	<b>YOUR FUND SURREY APPLICATION – WONERSH BOWLING CLUB REBUILD, WAVERLEY</b>
<b>ORGANISATION STRATEGY PRIORITY AREA:</b>	Empowered and Thriving Communities

<b>Purpose of the Report:</b>
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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.

This report sets out the key information on the shortlisted Wonersh Bowling Club Rebuild, Waverley Your Fund Surrey (YFS) Application for the consideration of the Cabinet Member for Customer and Communities.

<b>Recommendations:</b>
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It is recommended that the Cabinet Member for Customer and Communities:

Approves funding for the full amount requested of £135,625, comprised of:

- £135,625 of capital funding towards the development of a new pavilion 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

<b>Reason for Recommendations:</b>
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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 create a welcoming community space to support the health and wellbeing of its local community by providing physical and social activities.

<b>Executive Summary:</b>
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1. Wonersh Bowling Club is a registered Community Amateur Sports Club, embedded in the community of Wonersh since its formation in 1925. Over the years, the club has expanded in size and has a strong membership and volunteer base.
2. The Wonersh Bowling Club Rebuild aims to enhance the opportunities for the wider community by turning a tired and unwelcoming facility into a new, accessible and energy efficient community building including new accessible toilets, improving access and energy efficient features.
3. The project objectives include tackling loneliness, social isolation, mental health and supporting wellbeing activities. The project aims to connect people more closely and provide a welcoming and warm space to meet as there are currently limited other facilities within the village.
4. Such is the desire for the project, club members have committed their own time and expertise into the practical build of the project making huge savings.

<b>Project Summary:</b>
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5. Wonersh Bowling Club is located at the bottom of Chinthurst Hill in the Surrey Hills and has public footpaths around its western and southern sides. Access to the club is via the Wonersh Memorial Hall and right of way is granted. The land is owned by the club and its members.
6. The proposed project is to replace the existing building with a new energy efficient facility. The new facility would provide various community focused programs, initiatives and opportunities in association with the club.
7. The facility is currently used by members of the bowling club and visiting teams from around Surrey, Hampshire and Sussex. They have about 550 visitors from other clubs and membership of the club has grown 45% over the past 5 years.
8. The clubhouse is not currently accessible for people with mobility issues. The new facility will ensure accessibility for all, not only for bowlers but also for visitors and clubhouse users. This will lead to equal opportunities and inclusivity for all participants. Adaptations will include ramp access, handrails and accessible toilet facilities.
9. The venue would become a warm hub in the winter months and serve teas and coffees throughout the year. There are no other local cafe facilities available on foot and would encourage residents to get together and help combat isolation.
10. They will also introduce a range of wellness activities to the club. New initiatives will include yoga and mindfulness groups, meditation, armchair fitness and Qigong.

<b>Details</b>
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**Description of project benefits**

11. The benefits of the project include:

- a. A new community space to socialise, connect and combat isolation
- b. Increasing capacity for community groups to hold events and activities
- c. Opportunities to interact and improve health and well-being
- d. Providing a warm welcoming hub in the winter months
- e. Making the clubhouse fully accessible to all

**Consultation:**

**Summary of Support**

12. Have your say, which featured the Wonersh Bowling Club, received 158 comments. The application has also benefited from signatures and supporting letters from local residents.
13. Letters of support have been received from the following organisations, groups and individuals:
  - Jeremy Hunt MP
  - Letters from members of club
  - Cllr Lauren Atkins- Waverley Borough Council
  - Royal Surrey Hospital NHS foundation Trust
  - The Divisional Councillor Kevin Deanus fully supports the application
14. The application was discussed by the Your Fund Surrey Advisory Panel on 11<sup>th</sup> September 2024. The Panel unanimously supported the application.

**Risk Management and Implications:**

15. 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
Timings as work is being carried out by volunteers		Have commitment from volunteers. Work being completed out of season period
Risk of finding asbestos		Very unlikely
Supplier issues		Keep in touch with suppliers regularly

**Financial and Value for Money Implications:**

16. YFS funding is requested to contribute towards the clubhouse re-development. The project has applied for £135,625 which equates to 76% of the overall project costs. The remaining monies needed for the project have been raised or are expected from various sources (see Table 2).

17. Table 3. Financial Summary details the £43,115 of other funding against the total project cost of £178,740. Table 3 details the total project cost breakdown.

**Table 2. Financial summary**

<b>Amount applied for:</b>	£135,625
<b>Total project cost:</b>	£178,740
<b>Percentage of cost against total:</b>	76%
<b>Have other funding sources been secured?</b>	Yes
<b>Other funding:</b>	<p><b>Already funded</b></p> <p>Club fundraising through various sources - £38,123</p> <p>Wonersh Foundation - £4,991</p> <p><u>Total - £43,115</u></p> <p><b>Fundraising underway</b></p> <p>Greene King- £3,945 (Timber walls)</p> <p>Co-op- £1,987 (sand and cement)</p> <p>National Lottery- £19,320 (windows and doors)</p> <p><i>Note: If successful, this would reduce the request to YFS</i></p>
<b>Volunteer contributions:</b>	£130,930
<b>Noncash contributions:</b>	£10,000
<b>Is there a commercial element to the project?</b>	No
<b>Amount suggested for funding:</b>	£135,625

**Table 3 Project cost breakdown**

<b>Activity</b>	<b>Total Cost (inc VAT)</b>	<b>YFS Funding</b>	<b>Other Funding</b>
Equipment and materials	£20,430	£19,681	£749
Roof	£10,036	£0	£10,036
Electrics	£1,256	£1,037	£219
Scaffolding, kitchen, coffee machine, boiler and water storage, water butts, external alarms, chairs, water system, fascia, soffits, fixing, gapotape, flooring, steels, bat boxes, decking, windows/doors, door furniture, insulation, cladding	£93,421	£93,421	£0
Toilets including disabled	£5,752	£1,486	£4,266
Fire alarm, solar system, parking area including plants, waste removal, professional fees	£27,845	£0	£27,845
Contingency @10%	£20,000	£20,000	£0
<b>Total</b>	<b>£178,740</b>	<b>£135,625</b>	<b>£43,115</b>

18. 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. The applicant has secured quotes that support their costing, and will ultimately be funded based on evidenced, actual spend, up to the amount awarded.

<b>Section 151 Officer Commentary:</b>
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19. 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.

20. 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.
21. The Section 151 Officer supports this application. This funding request is for the redevelopment of a clubhouse, which will be managed by the Bowling Club. The YFS contribution of 76% is relatively low risk given the nature of the project and the support from volunteers, who have confirmed their commitment to the project. Requests are also being made for alternative funding, which if successful, would reduce the reliance on YFS funding. The forecast operating costs can be covered by existing club and bar income.
22. 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 £136k would be c£11k.

#### **Legal Implications – Monitoring Officer:**

23. 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.
24. 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:**

25. 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.
26. 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:**

27. 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.

<b>Area assessed:</b>	<b>Direct Implications:</b>
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:**

28. Following approval of the funding, a notice of the records of decisions taken will be published within 3 days of the decision being made.
29. Officers will prepare the relevant schedules and funding agreements to enable payment of funds and monitoring and evaluation of the project against its outcomes.
30. 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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### **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

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