

## 8. Area North Community Grants – Chilthorne Domer Pavilion Refurbishment (Executive Decision)

*Portfolio Holder:* Cllr Patrick Palmer, Area North Committee  
*Strategic Director:* Rina Singh, Place and Performance  
*Assistant Director:* Helen Rutter, Communities  
*Service Manager:* Charlotte Jones, Head of Area Development - North  
*Lead Officer:* Les Collett, Community Development Officer (North)  
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### Purpose of the Report

For members to consider an application for financial assistance to Chilthorne Domer Recreational Trust for refurbishment work to the Pavilion.

### Public Interest

Chilthorne Domer Recreational Trust has applied for financial assistance from the Area North Community Grants Scheme. The application has been assessed by the Community Development Officer who has submitted this report to allow the Area North Committee to make an informed decision on the application.

### Recommendation

- 1) Approve the award of £12,500 to Chilthorne Domer Recreational Trust towards the refurbishment of the Pavilion allocated from the Area North Capital Programme – Local Priority Schemes, subject to the SSDC standard conditions for Community Grants and the following special condition:
  - a) The applicant must make provision for the future maintenance and replacement of the facilities. SSDC recommends the applicant set up a sinking fund to achieve this condition.

### Application Details

|                                   |  |
|-----------------------------------|--|
| <b>Name of Applicant</b>          | Chilthorne Domer Recreational Trust  |
| <b>Project</b>                    | Refurbishment of the pavilion.   |
| <b>Project description</b>        | The refurbishment of the Pavilion including heating, showers, kitchen, improvements to external security and access. |
| <b>Total project cost</b>         | £ 25,100   |
| <b>Amount requested from SSDC</b> | £12,500 (50%)  |
| <b>Application assessed by:</b>   | Les Collett Community Development Officer Area North   |
| <b>Contact details:</b>           | <a href="mailto:leslie.collett@southsomerset.gov.uk">leslie.collett@southsomerset.gov.uk</a> or (01458) 257427       |

## **Background Information**

Chilthorne Domer Recreation Trust is a registered charity, and occupies land leased by the Parish Council. The freehold is owned by South Somerset District Council. Concern had been expressed for many years by SSDC, the parish council and residents of the village for the general operation of the trust in achieving its charitable purpose.

The Pavilion includes two social areas / meeting rooms, changing rooms, a skittle alley, kitchen and toilets. Outside there is single football pitch / open space.

The aim of the Chilthorne Domer Recreational Trust is to provide indoor and outdoor recreational facilities for the benefit of the local community. Over a number of years the condition of the premises has declined and are now in a poor state of repair; the playing field is underdeveloped and the Trust funds are low. There are a number of areas that require urgent investment in order to help generate funds and to improve safety and security.

Chilthorne Domer Parish Plan was published in 2005 and has the following objectives:

- To enhance the existing facilities within the village and retain the culture of this community by assisting and promoting local groups and by creating awareness of what is already here.
- To make available a wider range of sports recreational facilities and coaching
- To support the move to provide a Multi-Use Games Area (MUGA)
- To promote earlier decisions by the Village Hall Committee the Parish Council and the Recreation Trust Management Committee to make space and facilities available for Toddlers, Primary children and Youth respectively.
- To encourage and support the re-establishment of the Youth Club.
- To investigate the provision of a suitable social gathering place for the youth of the Parish.

## **Project development**

Following a complete refresh of the trustee body for the Recreation Trust in April 2010, the condition of the building and the viability of the trust have been fully reviewed and a new business plan developed. The new management team has worked very hard since it was formed in April 2010. The trustees have taken advice to assess the types of new systems needed, and consulted a variety of user groups and residents on the priorities to improve the facilities.

Priorities identified:

- The boiler is old, very inefficient and a health risk.
- The showers do not provide sufficient flow due to the limited height available for the header tank and lack of pumps. The Main Tank and the header Tank are both very old.
- The kitchen is in need of refurbishment with modern equipment and fittings.
- Securing outside garage and pavilion building which has been the subject of attacks by vandals, and addressing some safety & access issues on improvements on outside paving.

- Some internal alterations would benefit users and increase the potential for lettings.

### **Project Description**

- Refurbishment of water and heating system including a new boiler and mains fed tank.
- Refurbishment of the kitchen including stainless steel units and new appliances
- Create access between the two main meeting rooms giving a bigger useable area and access to the toilets from both rooms.
- Re-lay and replace external paved areas for safety reasons
- Security improvements

### **Anticipated benefits and outcomes**

Since the new trustees have taken control they have adopted a business like approach to the many and varied issues that had accumulated over a number of years. This approach has already increased local participation in events and activities.

The improvements are intended to help increase the income through lettings and help promote the facilities to greater numbers of residents and groups, as well as supporting the football teams who use the changing facilities.

Working through a project of this size, will help the trust learn more about its longer-term needs, and build the capacity of the new committee to manage the facilities in the longer term.

### **Management and ownership**

The site is owned by SSDC, who in turn has a lease with the parish council, which has 29 years to run. The Parish Council has vested the recreation ground with the Recreation Trust.

The facility is managed by an elected and representative committee of charity trustees who are working towards stage one of the Hallmark Scheme for community facilities.

### **Business Plan**

The Recreation Trust's ultimate financial aim is to be as self sufficient as possible by local fundraising, hiring out its facilities and providing associated services. It is recognized that some of its assets and activities such as play areas, youth club evenings, support to the adjacent school and indoor bowls would not, on a pro-rata basis, generate sufficient cash to recover enough overheads to achieve this aim. Therefore it is essential to invest in those assets and services that are capable of generating enough funds to subsidize those activities that can't stand-alone financially.

At present the Trust will need financial support from the Parish Council and Grants to invest in improvements to support its aims.

### **Consents and permissions**

The pavilion is licensed by SSDC and therefore will have to submit alterations for approval to SSDC licensing department and building control. No planning permission is required for the planned works.

## Project Costs

The table below shows the breakdown of the project costs. Significant items have been price checked across a number of suppliers. Much of the project is minor building work, which will be quoted for once all funding is secure. Small contingency sums have been included to help with managing the budget – since the project will be delivered through a series of small contracts. The grant is paid based on invoices and receipts, and the applicant will advise the Community Development Officer if any changes to the project budget are likely – as required by SSDC grant conditions.

| Item   | Cost £                 |
|--|------------------------|
| Refurbishment of water and heating system including a new boiler   | £7,000                 |
| Refurbishment of the kitchen including stainless steel units and new appliances  | £8,600                 |
| To create access between the two main meeting rooms giving a bigger useable area and access to the toilets for an at present isolated room | £5,800                 |
| Relaying and replacement of paved areas for safety reasons   | £2,500                 |
| Security improvements, to protect assets and to comply with advised conditions within the insurance policy                                 | £1,200                 |
| Contingency  | Included in above sums |
| <b>Total</b>   | <b>£25,100</b>         |

## Match funding

| Funding Source                                | Amount £       | Status    |
|---|----------------|-----------|
| Parish Council                                | £2,500         | Confirmed |
| Own Funds                                     | £2,500         | Confirmed |
| Somerset County Council (Sam Crabb)           | £2,200         | Confirmed |
| Somerset Community Foundation Grass Roots     | £2,200         | Confirmed |
| Chilthorne Domer Entertainments Group         | £ 500          | Confirmed |
| Yarlington Housing Association Community Fund | £2,700         | Pending   |
| SSDC – Area North                             | £12,500        |           |
| <b>Total</b>                                  | <b>£25,100</b> |           |

## Parish Information

|                                    |                         |
|------------------------------------|-------------------------|
| <b>Parish</b>                      | <b>Chilthorne Domer</b> |
| <b>Parish population</b>           | <b>594</b>              |
| <b>No. of Households</b>           | <b>230</b>              |
| <b>Precept 10/11</b>               | <b>£9000</b>            |
| <b>Band D Charge 10/11</b>         | <b>£43.02</b>           |
| <b>Parish Council Contribution</b> | <b>£2,500 (10%)</b>     |

## Evidence of support for the project / consultation

This project is supported by the parish plan and the renewed interest by the community. The recently held in play day at the recreation site in conjunction with SSDC attracted over 700 residence and others.

Letters of support have been received from the following groups.

- Chilthorne Domer Youth Sports Club
- Short Mat Bowls Club
- Chilthorne Domer Gardening Club
- Atlas United Football Team
- Take Art Village Performance Scheme
- Table tennis Club
- Chilthorne Domer School

## Comments from SSDC Community Health and Leisure

(Jake Hannis - Senior Sport & Healthy Life Style Officer)

The pavilion and football pitch provides local facilities for a number of recreational sports clubs within the area. It is therefore imperative that accessible, and fit for purpose changing facilities are available to support formal pitch provision otherwise the open space will generally only support informal usage.

The proposed refurbishment replaces the inefficient water and heating system to improve the showering facilities for football teams using the site and the internal alterations will enable clubs/groups, constrained by their existing spaces, to grow in size. The local league associations will request that all clubs have appropriate facilities, including showers, toilets and changing rooms otherwise this may comprise entry to the league. The 2009 Playing Pitch Projections show that although, there is no shortfall of playing pitches within the parish of Chilthorne Domer, there is a requirement to maintain the current playing pitch and ancillary facilities at the Recreation ground.

Our Strategy for Sport and Active Leisure in South Somerset 2006-2012 adopted by full council clearly sets out policy area to increase participation in sport and physical activity. In order to achieve this it is essential that local people and sports clubs are able to access adequate and affordable facilities within a reasonable distance to where they live.

The Community Health and Leisure is therefore fully supportive of this application and wishes Chilthorne Domer Recreation Trust well with improving its facilities.

## Community Grants Assessment Score

The table below shows a summary of the scored assessment for this application. In order to be considered for an award, under the SSDC Community Grants Policy, applications need to meet the minimum score of 22. Further information on the assessment can be provided on request.

| Category                   | Assessment Score | Maximum possible score |
|----------------------------|------------------|------------------------|
| A Eligibility              | Y                |                        |
| B Target Groups            | 6                | 6                      |
| C Project                  | 5                | 5                      |
| D Capacity of Organisation | 15               | 15                     |
| E Financial need           | 3                | 5                      |
| F Innovation               | 2                | 3                      |
| <b>Total</b>               | <b>31</b>        | <b>34(max)</b>         |

### Summary and Recommendation

If awarded this will allow the newly formed management committee to carry out much needed improvements and give them the support to continue to improve previously under used community facility. There is strong local support for this work, and a strong group of volunteers to see it through to

**Recommendation:** To support the application for the £12,500 requested. As this is capital project the following special condition should be added to the SSDC standard conditions.

- a) The applicant must make provision for the future maintenance and replacement of the facilities. SSDC recommends the applicant set up a sinking fund to achieve this condition.

### Financial Implications

There is currently a balance of £44,658 in unallocated capital for Local Priority Schemes for 2010/11. If members agree this award of £12,500, it will leave £32,158 of unallocated local priority schemes funding for 2010/11 towards other projects.

### Corporate Priority Implications

**3.20** Increase children and young people's satisfaction with parks and play areas and adult participation in sport and active recreation

**3.31** Increase engagement in the Arts

### Other Implications:

This project meets the Area North priority to promote and enhance activities and informal facilities for children and young people, promote and enhance activities for older people, and to support the development and enhancement of community managed facilities activities or services.

## **Carbon Emissions & Adapting to Climate Change Implications (NI188)**

The installation of a modern central heating boiler and upgrading of the showers and heating system will reduce the carbon emissions at the pavilion

## **Equality and Diversity Implications**

This facility is open to all without distinction of political, religious or other opinions. The trust makes specific provision for younger & older people to meet and this project will improve the facilities for these groups.

**Background papers:** Grant application file

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