

West Berkshire District Council
Bid for Funding from Community Infrastructure Levy (CIL):
Other Services Portion 2020

1. Details of Project

1a. Project Details:

Project Title: Provision of a new multi-purpose community hub by refurbishing and repurposing a building formerly used by Calcot Community Association
Site Address: Highview, Calcot, Reading RG31 4XD
Relevant Planning Application No (if applicable): N/A
Date Planning Permission Granted (if applicable): N/A
Has the planning permission been identified as CIL liable (if applicable)? N/A If 'yes', has a CIL Liability Notice been issued? (If yes, please give LN reference number)

1b. Organisation or Group making the bid:

Tilehurst Parish Council Parish Office Highview Calcot Reading RG31 4XD

1c. Project Lead contact details

Please give a name, email and telephone number

Miss J Major clerk@tilehurstpc.co.uk 0118 941 8833

1d. Description of Project:

Please keep this description factual. Section 2 of this form allows you to explain its merits.

Following the closure of the Calcot Community Association, Tilehurst Parish Council would like to refurbish the building to establish a multi-use community hub. This would involve full refurbishment of the building. The building is part of the Calcot Centre and is owned by Tilehurst Parish Council.

The refurbishment would involve removal of most if not all existing fittings and fixtures and partition walls. Complete cleaning of the premises, refitting with appropriate seating, furnishings and storage areas, new flooring, lighting, a new and smaller bar / refreshments area, reconfiguring, re-decoration and re-equipping in-line with the future planned usage. Rewiring and re-plumbing is also required. The overall aim will be to provide a facility that is sustainable, energy efficient, is attractive, comfortable and which lends itself to multiple uses (outlined in section 2).

1e. What West Berkshire District Council ward is the project located in?

If you are unsure what ward you are in, please consult:

<https://gis2.westberks.gov.uk/webapps/OnlineMap/>

Tilehurst Birch Copse

2. Justification

2a. Under the following definition, please indicate what infrastructure will the proposed project provide to assist the implementation of the West Berkshire Development Plan? (Please insert local plan policy references, including allocated local plan sites where applicable):

Transport	
Flood defences	
Schools	
Hospitals	
Other health care and social facilities	X
play areas	
open spaces	
parks and green spaces	
cultural and sports facilities	X
healthcare facilities,	X
academies and free schools,	

<i>district heating schemes and</i>	
<i>Police stations and other community safety facilities.</i>	
<p><i>If not included in the above list, how best would you describe the proposed project in terms of infrastructure?</i></p> <p>In addition to the above, Tilehurst Parish Council, will make use of best practices in heating, lighting, and insulation to ensure the building is sustainable and has a positive environmental impact.</p>	

2b. How will the proposed project support projects in the West Berkshire Infrastructure Delivery Plan? *(Please insert the relevant project references as set out in the IDP where applicable):*

<p>This would fall into the category of Social Infrastructure – Social and Community Facilities</p>

2c. Which Council Strategy priorities will the proposed project meet?

Ensure our vulnerable children and adults achieve better outcomes	X
Support everyone to reach their full potential	X
Support businesses to start, develop and thrive in West Berkshire	X
Develop local infrastructure, including housing, to support and grow the local economy	
Maintain a green district	X
Ensure sustainable services through innovation and partnerships	X

2d. How will the proposed project enhance the resilience of communities within West Berkshire?

<p>The hub will give residents a communal meeting point to interact with others in an area that is amongst the most deprived in West Berkshire.</p> <p>The hub will enable multiple functions (detailed in 2f) to maximise its use through the day and to engage all sections of the community.</p> <p>There would be particular emphasis on using the facility in the evening as a Youth Club drop-in centre which we plan to set up with assistance from Berkshire Youth (a local Youth Services charity supporting youth projects in Berkshire). This will help to address the lack of youth services in this area and community concerns with anti-social behaviour and build a more cohesive and resilient community in the Tilehurst and Calcot area of West Berkshire.</p> <p>Residents of new local developments e.g. adjacent to J12, at junction of A4/Dorking Way would be encouraged to use the facility, helping integration of new community members who might otherwise feel isolated.</p>

2e. Which benefits identified in the recovery strategy will the proposed project help to deliver?

(Please tick)

The health of our population	X
The educational success of the district	X
The economic success of West Berkshire	X
An environmentally focussed renewal	X

2f. What benefits will the project bring to the local community?

This particular part of Calcot is recognised by West Berkshire Council as one of the most deprived areas in West Berkshire. It is envisaged that this multi –use centre will provide a safe environment in which various groups can meet on a regular basis.

The refurbishment of the building would offer social working space for different groups in an area that is lacking in social facilities.

Having started to work with Berkshire Youth, there is a clear indication that youth facilities are lacking in the whole of the parish.

The re-opening of this building could enable it to be used as a youth club in the evenings, and as a coffee morning/playgroup etc during the day.

Other usage is expected to include:

- providing an informal meeting environment for local groups and businesses
- providing a venue for specific youth projects such as music workshops, health and wellbeing sessions, youth forums to better understand the needs and concerns of our younger community, a meeting place for participants in Duke of Edinburgh award or similar schemes etc
- providing a setting for regular coffee mornings, for example: some aimed as young parents and toddlers, others at senior citizens
- an informal environment for local councillor surgeries to be held

2g. What would be the consequences of not carrying out the project?

Any refurbishment of the premises to bring it to a usable condition would be to a lesser specification, and would not be carried out imminently because of cost implications, thereby delaying the use of a valuable resource.

2h. Have you discussed your project and this bid with a ward councillor, and do you have their support? Please give details.

If you are unsure who your councillors are, please see

<https://info.westberks.gov.uk/councillors>

District Councillor Tony Linden, who fully supports this application.

District Councillor Joanna Stewart, who also fully supports this project and application.

3. Funding

3a. Funding Breakdown & CIL Funding Request

Please consult notes at the beginning of this form before completing

Funding Source Breakdown	Amount (£)	% of overall cost	Obtained (O) or Expected (E)	Notes (if required)
• Total Project Cost				
	100,000	100%	E	
• Your contribution				
Match Funding:				
Reserves	50,000	50%	O	
Total Match Funding				
Other Sources of Funding (if applicable)				
Total Other Funding				
• Requested CIL Funding				
	50,000	50%	E	
Which stage of the project is CIL funding required for?				
Please select from two options and explain in the free text field below.				
Project Development (e.g. exploring ideas; technical studies, gaining permissions)				
Project Delivery (e.g. materials, build and fitting costs)				
Project Delivery - CIL funding will be required when the refurbishment is complete and invoices have been received for payment.				

3b. Have you received any CIL funding previously for earlier phases of this project or other projects? Please give brief details of the project and year CIL funds were granted.

CIL funding, over and above the normal 15% contribution sent to parish councils when qualifying development has been carried out, has not be received by Tilehurst Parish Council for this or any other projects.

3c. What would be the implications for the project if CIL funding were not granted?

A limited refurbishment would still be possible using Tilehurst Parish Council reserves earmarked for this purpose. However, we would not be able to deliver the full potential that this project has for improving community resilience, health, welfare and social cohesion. It will not be possible to provide all the facilities of a multi-purpose hub and we will instead focus on one or two high priority needs. It is unlikely that this reduced specification refurbishment will meet our environmental impact goals since lower cost solutions are generally less environment friendly.

3d. Is funding time critical?

If you answer yes, please give details.

No but we would want to make an early start during 2021 as there is an urgent need to improve community and youth facilities

3e. Does your group have its own bank account?

Please answer yes or no. You do not need to provide details at this stage.

Yes

4. Project Delivery

4a. Will your group / organisation be delivering the project?

If your organisation/body is not the body with responsibility for the works proposed, (for example if you are not the owner of the property in question, or share responsibilities with another organisation or group), please give details of agreement sought from the relevant body.

Yes

4b. Please specify who will be responsible for ongoing maintenance and how this will be funded.

Ongoing maintenance will be carried out either in-house by the parish maintenance officer, or by a preferred contractor, depending on the volume and skills required.

It will be funded mainly by residual rental income, with any deficit being covered by the precept.

4c. Please provide an outline of the implementation timetable, including key milestones.

Milestones should include information on when the transfer of CIL funds is likely to be required. Please note that CIL funds are not released in advance of delivery. Instead, successful organisations will be reimbursed upon proof of successful completion of the

project. Projects are more likely to be successful if they are a position to deliver to completion in the financial year following successful bidding.

The building is being cleared out following its vacation by the Calcot Community Association. Members of this Council have discussed options for the refurbishment of the building and will be obtaining quotes in the near future. If this bid is successful the Parish Council will be consulting with the community on the hub plans then work can be commenced as soon as the successful contractor is selected and available to commence the necessary works.

5. Summary of your Bid

*Please summarise your bid in the box below in **no more than 300 words**. Ensure you cover the key points from the main body of the form so that it can stand alone.*

Please note anything you include in this section is likely to form part of public papers in deciding your bids.

This project is to convert and refurbish the annex to the Calcot Centre, previously occupied by the Calcot Community Association, into an outstanding community facility suitable for multiple use. The intention is to create an attractive, comfortable and welcoming environment that users whether young or old, business or voluntary sector will want to use and keep coming back to.

The site on which the building is situated also houses Greenfield House, which is a West Berkshire Council resource. The Badgers Hill Pupil Referral Unit is situated on an adjacent plot.

The building refurbishment work will include removal of most existing fixtures and fittings, re-decoration, new flooring, new lighting, removal of partitions, re-wiring, re-plumbing, re-furnishing and a complete clean of the building.

Facilities once completed would enable evening youth club sessions, coffee mornings, use for informal meeting by business, voluntary and local groups, councillor surgeries, parent and toddler sessions. Youth work sessions would extend beyond a normal youth club to include initiatives such as health and wellbeing sessions, music workshops and youth forums. The facility could also provide a meeting centre for young people working towards schemes such as the Duke of Edinburgh award. We plan to work with a partner, Berkshire Youth, with the Youth work provision.

This project will provide a much needed enhancement to community facilities in one of the most deprived areas of West Berkshire that should boost community cohesion and start to address social issues such as anti-social behaviour.

Although the parish is already committed to refurbishing the building, it is envisaged that this additional funding would allow the scope of the project to be enhanced to include our aspirations of providing a greener facility, including the insulation of the building, thus reducing our carbon footprint.

If successful such a facility provision could provide a model for similar community facility improvements in West Berkshire.

5. List of additional material submitted in support of this bid

We welcome additional material that will help assessors understand your project. Please list below any photographs, plans, publicity material etc. you are attaching in support of your bid.

Please note any material you provide may be used in public documents. Please be aware by providing these you are giving us permission to reproduce the image(s). Please note below any items you do not wish to be used in that way.

Photographs of the existing building and interior can be provided, should they be required.