

SEVENOAKS DISTRICT COUNCIL: COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING BOARD

BID FOR FUNDING PRO-FORMA (INFRASTRUCTURE ONLY)

Scheme name:	Bat & Ball Centre
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Description of Scheme:	Community Centre
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1	Is this scheme promoted by your organisation in partnership with another organisation(s)?	No	
		Organisation Name(s):	Sevenoaks Town Council
		Responsible individuals(s):	Linda Larter
		Signature(s) on behalf of other supporting organisations(s):	N/A
		Please provide details of the Agreements you have in place with your partners. Including the % of money guaranteed for the scheme from each organisation.	N/A

2	Is planning permission required for the scheme?	Yes	
		If yes, has it been applied for?	Yes. Planning Application Ref: 18/02810/FUL Validated: 13 th September 2018 Decision Date: 8 th November 2018

		If no, please explain why?	
Details of any other consent required (if appropriate (e.g. conservation, Listed Buildings, other Government bodies):		Consent required	N/A
		Date applied for / granted	N/A

Need for the Scheme

3	List of projects or development that result in the need for this scheme:	<p>There has been significant development in Sevenoaks and surrounding settlements since the original centre was constructed more than 30 years ago resulting in an increased demand for high quality community facilities. There is a general lack of high quality community accommodation within the wider Sevenoaks Area, and the current community centre is used by groups based across (and beyond) the District given the Centre's convenient location.</p> <p>Significant growth is planned in the immediate area, and is included within the emerging Neighbourhood Development Plan and Draft District Local Plan. Both documents identify development opportunities around Sevenoaks Town including the potential for approximately 1,000 new homes in the immediate area of Northern Sevenoaks, together with a new significant leisure facility.</p> <p>Through the preliminary work on the NDP the Town Council's Steering Committee identified Northern Sevenoaks as one of the only areas of the town that was suitable for large scale development. It was also seen as an area with untapped potential that was in need of regeneration. It was therefore agreed that a dedicated Masterplan would be prepared for the area.</p> <p>The Masterplan was developed through a series of meetings and workshops with local people and stakeholders, including a formal public consultation which took place in May</p>
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		<p>2017. The views expressed through this process informed the Masterplan and form part of the evidence base of the NDP.</p> <p>The Masterplan was also consulted on as part of the District Council’s Local Plan ‘Issues and Options’ consultation. The Masterplan received overwhelming positive public support through this consultation. 66% of respondents stated that they either ‘strongly supported’ or ‘supported’ the plan (based on responses from 13,654 people).</p>
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4	<p>How is the scheme related to these developments (additional information, such as usage forecasts and existing and alternative capacity assessments, can be attached as an appendix):</p>	<p>The proposed scheme is directly related to the need to cater for a significantly increased local population and demand for community hireable space.</p> <p>In recent years, it has become apparent that many organisations, due to a lack of space and capacity, are having to travel out of the District to find accommodation. This is not sustainable and exacerbates traffic congestion in the Town and the Northern Sevenoaks Area.</p> <p>The new centre will incorporate direct access onto Platform 1 of Bat & Ball station further improving its accessibility and attractiveness to hirers and decreasing car dependence to access the facility.</p>
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Please provide an explanation of the ‘public benefit’ of the scheme proposed for residents in Sevenoaks District:

5	Economic	<p>It is envisaged that the new Bat & Ball Centre will be one of the key projects for the regeneration of the Bat & Ball area and complimenting and interactive with the adjoining station refurbishment.</p> <p>The Sevenoaks District Council’s Draft Economic Development Strategy 2018 – 2021, Theme 2 Infrastructure states – the continuing growth of the District has to be matched, where possible, by additional infrastructure to support our communities.</p>
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		<p>In addition to improving local pride, the new Bat & Ball Centre will help to improve the external image and perceptions of the area. This may increase investor confidence which could provide a catalyst for further local investment.</p> <p>The proposed new development and activities will increase footfall in the area.</p>
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6	Social	<p>The driving vision for the new Bat & Ball Centre is to replace the tired and no longer fit for purpose 30 year old community centre with a facility that will be characterised by being a high quality contemporary building, within accessible and vibrant public realm enabling a lively and eclectic mix of daytime and evening activities.</p> <p>The redevelopment of the Bat & Ball Centre will make the Bat & Ball area a better place to live, work and visit. The project will provide an aesthetic benefit adding architectural fabric and quality of the area. The building will be one that the public will be proud to hold events in from parties, weddings and community functions. The local and wider community is supportive of the project.</p> <p>The current community centre acts as a community hub and even in its current worn condition is a well-used facility enabling the following activities and community meetings to regularly take place:</p> <ul style="list-style-type: none"> • Various play groups • Kent Association for the Blind • Knole U3A • Knole U3A Medieval History • Maidstone & Tunbridge Wells NHS meetings • AA Support Group • Sevenoaks Jitsu • Invicta Karate
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- NHS Breathing Exercise group
- Plyo Exercise Group
- London Asbestos Support and Awareness Group
- Tea Dances
- Line Dancing
- Pole Dancing
- Sennock Women's Institute
- Sevenoaks District Arts Council
- Knole U3A – Money Management
- Exercise Classes
- The Arts Society Knole
- North West Kent Family History Society
- Sevenoaks Friendship Centre
- Amazing Animals
- Little Kickers
- Prayer Group
- Jivebeat
- Otford Bridge Club
- Sevenoaks & Swanley Together in Europe
- Kent Friendz
- Midland Fine Arts
- Sevenoaks Greater World Christ Spirit Church
- Hollybush Montessori
- PROBUS
- Ingeus
- Playball
- Zumba
- National Childbirth Trust

Loneliness

All of these regular activities help to prevent the impact of loneliness on local people which can occur regardless of age and social, economic background.

		<p>Research indicates that loneliness, can be as harmful as smoking 15 cigarettes a day, increase the risk of premature death by 26 per cent, and is associated with higher rates of depression, high blood pressure and dementia.</p> <p>With people living longer, loneliness is becoming a growing problem and putting those effected at an increased risk of needing long term care – heaping pressure on health and social care services.</p>
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7	Environmental	<p>In relation to the decision to refurbish the existing facility rather than a new build the following is noted. “Refurbishment requires fewer materials and therefore less embodied carbon.” <i>Craig Jones PhD, Building Conservation Directory.</i></p> <p>The new facility will be an environmental improvement on the existing – please see details below:</p> <ol style="list-style-type: none"> 1. The existing less efficient gas fired heating and hot water system is being removed and replaced with new high-efficiency gas fired heating with good zone controls and well insulated pipework. 2. Hot water in the kitchen will be generated instantaneously avoiding the need to keep a cylinder heated all of the time. 3. Mechanical ventilation with heat recovery is being added to the hall. This should reduce energy lost in winter through uncontrolled draughts through open windows. 4. The large and small halls will be heated using air source heat pumps – these are more ‘carbon-efficient’ than the gas fired system.
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		<p>The systems proposed for the halls also provide a much quicker response than radiators so the expectation is that the halls will not need to be kept up to temperature while they are not in use and occupants can give them a quick blast of heat as and when required.</p> <ol style="list-style-type: none"> 5. The heat pump system also provides summer comfort cooling for periods of peak use in the hot weather and/or when noise issues require windows to be closed. 6. Improved lighting controls are proposed so lights are less likely to be on when there is sufficient daylight or if there is nobody present in the space. 7. New lighting will be high-efficiency LED. 8. New glazing with low U-values and good seals will reduce the heating requirements. 9. Sensors in the toilets will shut-off the water supply when they are unoccupied. This helps to avoid water wasted through leaking fittings or through misuse.
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8	<p>Is the need for the scheme identified in any adopted strategy/plan? E.g. Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan (Regulation 123 list). If so, which?</p>	<p>The need for the redevelopment of the site is established in the Northern Sevenoaks Masterplan and the emerging Sevenoaks Neighbourhood Development Plan. The site is allocated for mixed use, including community provision in the Draft Sevenoaks District Local Plan. The Bat & Ball area is consistently identified as an area in need of regeneration and investment. This regeneration will unlock significant development potential in the area which is promoted in all documents referenced above.</p>
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		<p>The station and wider area have been identified as an area in need of further investment and improvement in the Sevenoaks District Council Economic Development Strategy which states that “The future development of this site will play a vital role in the prosperity of the town in years to come...”</p> <p>Sevenoaks District Council Community Plan Priorities 2016 – 2019</p> <p>Priority 1 Reduce health inequalities and improve health and well-being for all...Target, support and deliver activities for adults to increase physical activity and reduce obesity.</p> <p>Priority 3 Encourage access to health services for all... support improvements to leisure and sports facilities and improve access to open spaces through the Local Plan.</p> <p>Priority 3 Work with local people to deliver strong, active and sustainable communities ... make the best use of community spaces and facilities... support inclusive arts and community and cultural activities to flourish for all groups.</p>
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Funding

9	Total Project Cost	£2,713,950*
10	<p>Funding required from CIL:</p> <p>Please identify other funding sources for this project, what contribution they are making and why these cannot be used to fund the scheme in its entirety</p>	<p>£1,200,000</p> <p>1) Sevenoaks Town Council</p> <p>In 2014 Sevenoaks Town Council set out its Community Investment Plan which included the selling of its current site, relocate to the new Bat & Ball Centre investing the proceeds.</p>

		<p>Since that date there have been some developments which have influenced the Community Investment Plan including:</p> <ul style="list-style-type: none"> • Planning and financial viability of developing the Town Council’s current site. • The opportunity to create a Business Hub by retaining the Town Council site. • The opportunity to regenerate a boarded up (30 years) station building and create new access and transport integration for the community. <p>Due to the above the Town Council will need to borrow some funds towards the new Bat & Ball Centre.</p> <p>If the CIL funding is not agreed, the borrowing would be higher and the specification for the building reduced via Value Engineering*.</p> <p>Quantity Surveyor costings are available for these*. However this information is commercially sensitive as Sevenoaks Town Council are about to tender for the project via the Government Contract Finder website.</p>
		2)
		3)
		4)
		5)
		6)

11	Is this bid for staged payments?	No
	Will staged payments be accepted?	No
	Details of anticipated funding requirements and timetable	

12	Has a bid(s) for CIL funding been made to relevant town and parish councils?	Bid made (please delete as appropriate):	No
		Details of bid	
		Decision made (please delete as appropriate):	
		Details of decision:	

13	Would the scheme be fully funded if the CIL contribution is agreed?	Yes
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14	Has this scheme benefited from CIL funding previously?	No
		If Yes; Please provide further justification as to why further CIL funding is required for this project.

Deliverability

15	Does your organisation have the legal right to carry out the proposed scheme?	Yes If not, you must attach documentation showing that the statutory provider of this service supports this scheme.
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16	Anticipated start date for delivery of the scheme:	April 2019
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17	Anticipated finish date for the delivery of the scheme:	September 2020
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18	Anticipated date when CIL funding will need to be made available:	April 2019
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19	Does land need to be purchased to facilitate the scheme?	No
		Please provide details

20	Please provide a consultation plan to let SDC know when they can expect progress reports on the project.	Sevenoaks Town Council reports the progress of its Capital Projects to its Community Infrastructure Committee. Copies of agendas and minutes will be provided to SDC.
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21	Please provide details of the management and timescales of the project.	<p><u>Employer / Project Management</u> Sevenoaks Town Council, Council Offices, Bradbourne Vale Road, Sevenoaks TN13 3QG</p> <p>Sevenoaks Town Council is a medium sized town (parish) council. It has 16 voluntary councillors and a small team of paid staff. The Town Council is a statutory body and is required to meet all relevant legislation for a public authority e.g. finance and transparency.</p> <p>Sevenoaks Town Council has the following accreditations – Local Council Award Scheme, Quality Gold and Investors in People.</p> <p>Sevenoaks Town Council has the following internal Project Management Team who have project managed various schemes.</p> <p>Linda Larter MBE Chief Executive / Town Clerk Linda has a degree in Local Policy and is a Fellow of the Institute of Local Council Management and has extensive experience in project management and was nominated for an MBE by the Millennium Commission for project management of a capital building project.</p> <p>Hugh D’Alton, Deputy Town Clerk Hugh has worked for the Town Council for several years and assisted on a variety of projects. He is currently studying for a BSc in Land and Asset Management.</p> <p><u>Architect</u> Theis &Khan, 11 -13 Lonsdale Gardens, Tunbridge Wells, TN1 1NU</p> <p><u>Quantity Surveyor</u> Moulton Taggart, 39 -41 North Road, Islington, London N7 9DP</p> <p><u>Structural Engineer</u></p>

Ctp, Suffolk House, 154 High Street, Sevenoaks Tn13 1XE

Mechanical Services Engineer

Freeman Beesley, Victoria House, 125 Queens Road, Brighton BN1 3WB

Project Timescales

Stage 2 Concept Design	
Benchmark scheme development	May / June 2018
Submission of scheme for Pre- App	May 2018
Pre – App meeting	June 2018
Pre – App advice received	September 2018
Review costings and Value Engineering	June 2018
Stage 3 Developed Design	
Commission surveys and consultants	July 2018
QS review of costs	July 2018
Submit planning application	September 2018
Planning period	September – November 2018
Stage 4 Technical Design	
Preparation of tender	September – December 2018
Tender period	January – February 2019
Tender review and selection	February – March 2019
Stage 5 Construction	
Work to start on site	April 2019
Completion	July 2020

22	Has consultation been carried out on the scheme or is any planned?	<p>Carried out</p> <p>Please provide details (Note: Results can be attached separately if necessary.)</p> <p>Consultation carried out to date:</p> <ul style="list-style-type: none"> • Sevenoaks Town Council’s Community Investment Plan 2014 – 2018 • Neighbourhood Development Plan, questionnaire to all households (8000) • Key element in Masterplan for Northern Sevenoaks – widely publicised. • Community Centre User Group (Hirers of the current facility meet approximately 4 times per year to discuss any issues and development scheme). • Friends of Bat & Ball Station • Planning Application • Public Meetings • Public Minutes and Reports • Community Centre User Group • Youth Council consultation • School assemblies for 1600 school children • Coverage in local newspaper • Town Crier – Quarterly magazine • Precept leaflet • Bat & Ball Station Building consultation leaflet 	
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		<ul style="list-style-type: none"> • Sevenoaks Day Nursery • Neighbouring Business 	
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23	Is a relevant SDC ward member(s) supportive of the scheme?	Yes Cllr Marilyn Canet	
		Signature of at least one SDC ward member (Note: An e-mail from them to cil@sevenoaks.gov.uk would also be sufficient).	Merilyn Canet 18.10.2018

Sevenoaks Community Centre ---- In support of the CIL application .

The Sevenoaks Community Centre is very well used by many clubs, groups and the people in them in the town and beyond .

Small children and their parents have fun and exercise, young people do martial arts and dancing. U3A, Arts Societies, Santa meet for talks and tea afterwards. Probus (retired men mostly) meet for lunch and talks.

Evenings are busy with Zumba and dancing, and more discussion groups.

This facility is very important to the wellbeing of our lively community. The building has served us well and needs to be replaced with an excellent new Community Centre. The proposals /plans for the new Centre will meet the needs of the local and wider community and continue to cater for existing hirers. This new Centre will also help to provide a strong hub for the future residents who will live in the new homes that will be built in this area soon.

Improved accessibility to the Bat and Ball railway station and good parking will make this a popular venue. I think that it is important to have a place where many people of any age can meet and share in different activities at reasonable cost. Loneliness and social isolation are becoming and increasing issue for many of our residents. This Centre will provide mental, physical and social activity for any who wish to participate.

I would like to offer my complete support to this project.

Merilyn Canet 18.10.2018

24	Is the relevant town/parish council supportive of the scheme?	Yes	Letter from the Mayor attached.
		Signature of at town/parish council chairman, clerk or chief executive (Note: An e-mail from them to cil@sevenoaks.gov.uk would also be sufficient).	

Maintenance

25	Which organisation will be responsible for ongoing maintenance?	Sevenoaks Town Council
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26	Are funding arrangements in place for maintenance?	Yes	Sevenoaks Town Council's Revenue Budget – Maintenance and operating costs anticipated to be reduced due to efficiency of planned building.
		Please provide details	

27	Please provide any further comments here	<p>The planned improved Bat & Ball Centre is part of a wider regeneration plan relating to the Masterplan for Northern Sevenoaks.</p> <p>There is a clearly established need for investment to support the delivery of future economic, residential and community developments in the Northern Sevenoaks area.</p> <p>Supporting documents supplied:</p> <ol style="list-style-type: none">1. Plans of proposed Bat & Ball Centre2. Supporting letter from Mayor of Sevenoaks
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Declaration

I am authorised to submit this bid for funding on behalf of the organisation that I represent. At the time of writing, the information contained in this submission (including appendices) is correct and true to the best of my knowledge. If CIL funding is committed and circumstances change prior to the completion of the scheme, the organisation that I represent will notify Sevenoaks District Council. The Council will reserve the right to reconsider the allocation of funding. If CIL funding is committed to the above project then the organisation that I represent commits to providing Sevenoaks District Council with sufficient information to enable it to undertake its reporting requirements under the CIL Regulations 2010 (as amended), or any subsequent relevant regulations.

Signature

L Larter

Name

Linda Larter

Position

Town Clerk

Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid:	Linda Larter, Town Clerk townclerk@sevenoakstown.gov.uk
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To: Sevenoaks District Council
Community Infrastructure Levy Decision Board

26th October 2018

Dear Board Members,

Re: Bat & Ball Centre, Sevenoaks

Please take this letter as confirmation on behalf of Sevenoaks Town Council that it fully supports the application for Community Infrastructure Levy funding towards the refurbishment of the current community centre to create a new Bat & Ball Centre.

In 2014 Sevenoaks Town Council set out its Community Investment Plan which included the selling of its current site, investing the proceeds in relocating to a new Bat & Ball Centre investing the proceeds.

Since that date there have been some developments which have influenced the Community Investment Plan including:

- Planning and financial viability of developing the Town Council's current site.
- The opportunity to create a Business Hub by retaining the Town Council site.
- The opportunity to regenerate a boarded up (30 years) station building and create new access and transport integration for the community.

The area of Northern Sevenoaks has undergone significant development in the years since the CIL charging schedule was adopted, including a rise in the number of residential units in the area. Development in Sevenoaks and surrounding parishes has also been significant and increased usage of the community centre since it was originally built 30 years ago.

The continued driving vision for the new Bat & Ball Centre is to replace the tired and no longer fit for purpose 30 year old community centre with a facility that will be characterised by being a high quality contemporary building, within accessible and vibrant public realm enabling a lively and eclectic mix of daytime and evening activities.

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk

The redevelopment of the Bat & Ball Centre will make the Bat & Ball area a better place to live, work and visit. The project will provide an aesthetic benefit adding architectural fabric and quality of the area. The building will be one that the public will be proud to hold events in from parties, weddings and community functions. The local and wider community is supportive of the project.

For these reasons I ask on behalf of Sevenoaks Town Council and the local residents that you consider all of the information contained within the financial bid and look favourably on providing a grant towards the proposals for the Bat & Ball Centre.

Yours faithfully,



Cllr Roderick Hogarth
Mayor of Sevenoaks

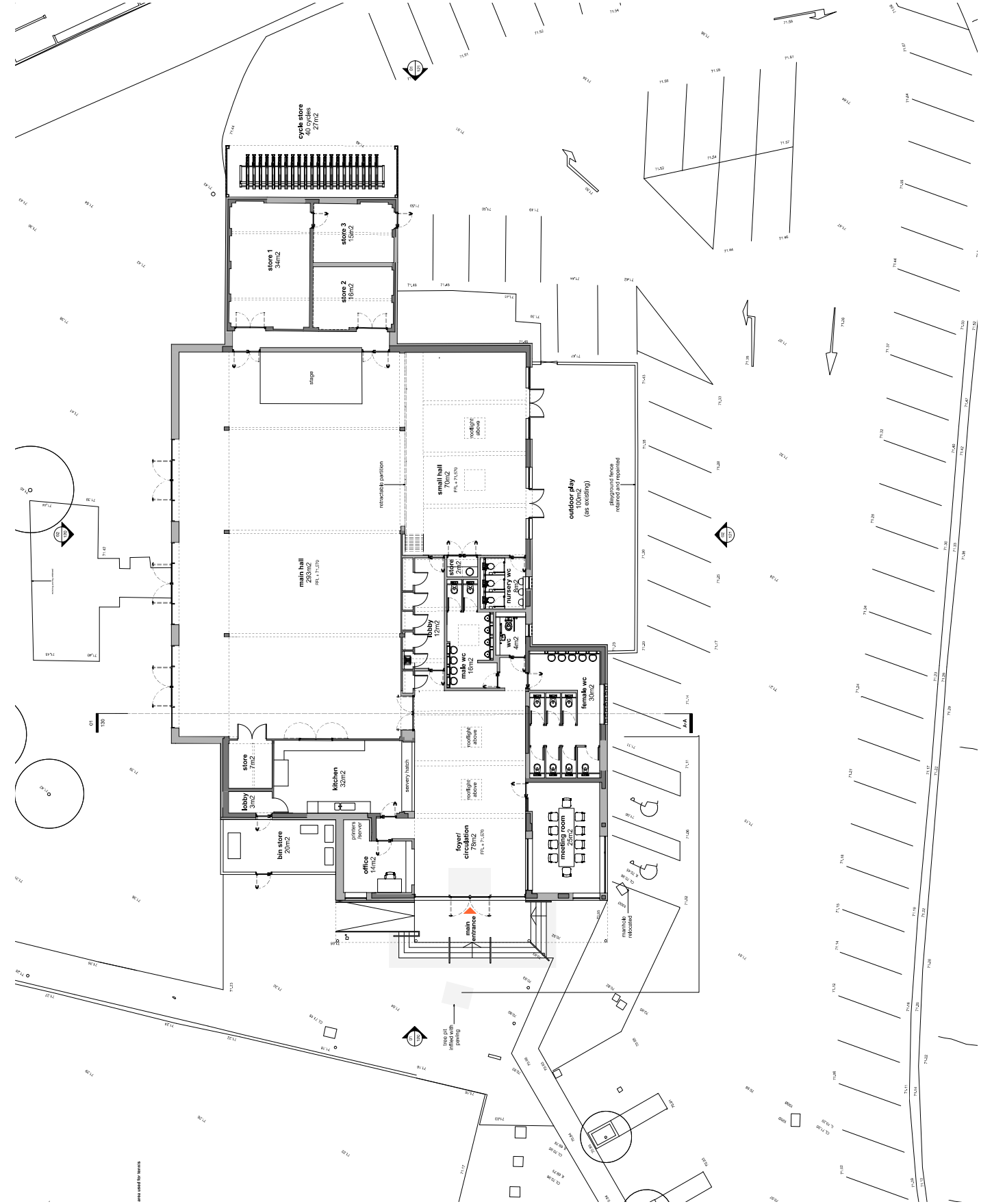
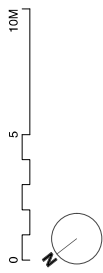




notes

Do not scale. To be checked on site and verified with the architect prior to construction. Any discrepancies or uncertainties regarding this drawing should be discussed with the architect prior to construction. Copyright © Theiss and Khan Architects Ltd. All rights reserved

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revision notes

changes since previous issue:

planning

revision	date	comment
p1	29.08.18	issued for comment
p2	04.09.18	issued for planning
p3	13.09.18	issued for planning

THEISS + KHAN

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PROJECT: bat and ball centre, sevenoaks
DRAWING: ground floor plan
PROPOSED

DATE:	04.01.17
DRAWN BY:	1109
CHECKED BY:	110
REVISION:	p3