

Funding	Project Criterion					
<p>How much funding do you need and what will it be used for? Please provide a full breakdown of costs and details of match funding.</p> <p>When does funding need to be released e.g. quarterly, at set milestones or another period?</p>	<p>Criterion 1 – Are there key issues within the community that this project will address? For example, loneliness, isolation, poor adult skills, obesity etc.</p> <p>What data/evidence do you have to support this? You may wish to use www.cambridgeshireinsight.org.uk, provide details of community surveys or any other information.</p>	<p>Criterion 2 – How will the project address inequality of access to services or activities? Is there a lack of similar facilities/services within your area?</p>	<p>Criterion 3 – How will the project incorporate local community involvement in its design and implementation (including formal groups such as parish councils)?</p>	<p>Criterion 4: What level of match funding is being, or will be achieved (noting that external match or match via community action will score higher than match from other CCC sources)?</p>		
<p>The capital costs related to the building are estimated to be £1.5m in total. See Appendix 3 for detailed cost breakdown.</p> <p>We are requesting £500,000 from the Communities Capital Fund. The remaining £1m will be provided from other sources. See Appendix 3 for detailed breakdown of funding sources.</p> <p>The funding would be required at set milestones related to the progress towards delivery of the project. See Appendix 3 for details.</p>	<p>Evidence of community need</p> <ul style="list-style-type: none"> In March 2016 the Parish Council asked residents of Stretham to complete a survey in order to gain feedback and ideas on how to improve the facilities and resources available at the Parish Rooms and to make the Parish Rooms a more attractive venue for the Community. It was clear from the responses to the survey that the Parish Rooms are not fit for purpose as many barriers to use were identified. Therefore it has been identified that a new community building is the way forward in providing a beneficial useful resource That will have a positive impact on our developing and growing community, which could be used by many existing and new community groups and providing a focal point within our expanding village for events of all kinds. In March 2018 a second village wide survey took place in order to give the Council useful feedback from the community on potential uses of the new Community building and what the benefits of having a community space will be to the village. The feedback was vital to the Council as it was used to form a view about the design and potential uses of a community facility and would help inform the next stage of the decision-making process. The age range that took part in the survey was 7 – over 90 years. The project was put on hold due to lack of available funding. Issues the community identified with the existing village hall include: <ol style="list-style-type: none"> Has no car park Needs new roof Poor facilities Access Size of hall Outdated facility Not child friendly No outdoor room Dull Drab and dark Needs handrail on the path <p>There is no possibility of improving our existing village hall that was built in the 1870's and modernised in the 1960's due to:</p> <ul style="list-style-type: none"> Not being able to provide a car park - there is no room for one. Not able to increase the size of the hall - there is no room for expansion. Needing to replace the asbestos roof – expensive. <p>Activities or usage for the community</p> <p>Feedback from the surveys tell us that the activities the community would like take part in or see available are:</p> <table border="1" data-bbox="454 1829 1469 1990"> <tr> <td> <ul style="list-style-type: none"> Weddings Performances Wakes Parties Meetings </td> <td> <ul style="list-style-type: none"> Auctions for charity Craft fairs Remote worker space Bridge Bingo </td> </tr> </table>	<ul style="list-style-type: none"> Weddings Performances Wakes Parties Meetings 	<ul style="list-style-type: none"> Auctions for charity Craft fairs Remote worker space Bridge Bingo 	<p>Evidence of how the lack of current facilities impacts the community</p> <ul style="list-style-type: none"> Having to travel outside the village for family celebrations and get togethers. Lack of communal space to meet up. Cambridgeshire Insight shows higher than average numbers of older residents in the 50 – 75 range and those with limited mobility - as Stretham is a rural village with poor transport links, having to travel outside of the village for services, help and advice is a big issue for the elderly and those without transport. No way of combating loneliness or isolation as there is no facilities or resources to offer solutions in the village. <p>The population of 2,003 (2018 figures from Cambridgeshire Insight) is growing quickly with the recent addition of the housing at Manor Farm, yet the village facilities are not improving at as mentioned are increasingly unsuitable as a Village Hall.</p> <p>How the community locally will benefit from having the project</p> <p>Feedback from the surveys that took place tell us that the residents feel that they will have the following benefits from having a village centre:</p> <ul style="list-style-type: none"> Promotes community Gives Opportunities to get together both old and new community members Useful to have a room in the village you can hire Strengthens community Provides an opportunity for residents to meet, bond and build relationships Provides a resource to encourage activities Very important to have a focal point for meetings in the centre of the village Being able to do things closer to home Having a reasonably priced venue for residents to access Hub of the village 	<p>The Parish Council is made up of elected residents some of whom having roots going back in the village for many generations. There are also councillors who are new to the village, this will enable a balanced approach by all to the project.</p> <p>Working with SWCLT (Stretham and Wilburton Community Land Trust – See more in Appendix 4), whose approach knits in well with the ethos of the village centre model, as the SWCLT is a community led housing organisation, the village centre will be a community led social empowerment and enablement project.</p> <p>We strongly believe that our proposal fits well with the Think Communities approach of building and strengthening a resilient community and the new Village Centre provides a place where people can feel safe, healthy, connected and able to help themselves and each other.</p> <p>The Village Centre project will reinforce the relationship between the Parish Council, the SWCLT and Stretham Village and act as a focal point for village activity.</p> <p>Evidence of working with the local community to deliver the project</p> <p>It is planned that a third consultation process would take place if this application is successful. This consultation process would include:</p> <ol style="list-style-type: none"> Consultation with all village groups and organisations including the pupils at the primary school and attendees to the youth centre. A planning for real exercise at the annual village Feast Fayre where over 2,000 attendees (mostly village residents) will have a say in the design of the building and the landscaping. There will also be an opportunity to put ideas forward for activities that could take place in the centre, which residents will be empowered to run. with support if needed, following our sustainable “cultural” model. 	<p>In addition to the funding from this application, we will fund the building as follows :</p> <ul style="list-style-type: none"> A loan from the Public Works Loan Board for £640,000. We currently have an existing loan from PWLB, (for the current Parish Rooms) but this is nearly paid down and would be paid off before completion of this project. We have identified other sources of grants from which we expect to receive a total of £100,000 grants Due to the success of the Stretham and Wilburton Community Land Trust in building houses in Stretham, the Parish Council has received more than £50,000 in funding from the Community Infrastructure Levy (CIL) funds that have already been received and are help in a reserve account specifically for this project. We intend to hold a number of local fund-raising initiatives to raise at least £10,000 towards the cost of the building and have sufficient reserves to cover any shortfall in the local funding. The existing Parish Rooms which have been shown to be not fit for purpose will be sold during this process, with an expected net income of £200,000
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	<ul style="list-style-type: none"> • Jumble sales • Music/concerts • Clubs • Occasional cinema • Exercise classes • adult education • Community café • Lending library 	<ul style="list-style-type: none"> • Table tennis • Quiz nights • Zumba • Indoor sports • Pool/snooker • Internet café • Cooking Tuition • Exhibitions 	<ul style="list-style-type: none"> • Useful for groups like the Beavers • Useful for parties and get togethers • We need a larger hall as the village is getting bigger • Need a place to meet in the village other than the pub • Without it we would head outside the village for events etc. <p>Other benefits would include:</p> <ul style="list-style-type: none"> • The opportunity to meet and make new friends in the communal spaces. 	<ol style="list-style-type: none"> 3. Strategies will be in place to ensure it's not just those who talk the loudest and most frequently that are heard in our consultation process. We will be inclusive, as a key purpose of this project is to reduce and prevent isolation and loneliness in the community. 4. We will also use the Parish Council newsletter, that goes to all households in the village, to inform and update the community on the project and to constantly remind them of how they can communicate with the council their thoughts and wishes. 5. If this project got the green light, very quickly the social club management committee would be formed from the local community who would start shaping the clubs identify and functions as well as fund raising for equipment to furnish the facility. Having the community involved from the start will empower the community, creating ownership and a robust, sustainable facility. 6. The village drama group already have a management committee and so would also fund raise for any specialist equipment needed. 7. A management committee for the village centre would be formed made up of representatives of all the user group so that their voices are the ones directing the development and running of the building. This will ensure the centre is run by the community for the community. 8. An art heritage project before the build would-be run-in order to create a collection of artworks – could be photos or sculpture etc or a mixture. The theme will be "Together we are strong". The artwork would bring all ages and cultures of Stretham together to work on pieces to decorate the newly built centre, that reflect past and potential times when the village has worked together (i.e. current Covid 19 crises). This project will promote and recognise resilience in the community and a sense of place, a place where the community belongs, as its theirs. 	
<p>This is the wish list from the community before the community facility is a possible reality, or with any professional input.</p> <p>Just this week (25-May-20) the lady who is leading the scrub and mask making project in the village in response to the Covid 19 crises, stated that if there was a sewing group in the village it would be very popular with all ages – this would make a great intergenerational project. A project that could easily happen if we had the Village Centre.</p> <p>Existing and potential groups and organisations who would use the building are:</p> <ul style="list-style-type: none"> • Cubs, scouts, beavers • Women's Institute • Village drama group • SOS singers (over 60's singing group) • Young @heart (over 60s social group) • Mum and Toddler groups • Sewing group • Men's Shed group • Mothers Union • Village speed watch group. • Yoga classes • Dancing classes • Parish Council meetings – full council and sub committees • Public meetings • Poll station for elections • Information/advice drop-in sessions • Indoor bowling <p>community appeal and use</p> <ul style="list-style-type: none"> • As well as developing community led projects we would expand our existing community led projects that aim to develop a sustainable 'cultural' model of where community members mental health promotion stems from community and organisational participation that values, enables and links up social inclusion, informal and formal learning. • The community themselves will be encouraged to be involved in the creation of projects, which they would be empowered to set up and run. This will foster a sense of pride, achievement and belonging. As well as increasing the opportunity for volunteering in the village. <p>Frequent community use throughout the year</p> <ul style="list-style-type: none"> • The village centre would be set up so that it can be used 7 days a week, 52 weeks of the year. The Social Club side of the building and the community café would also be open to residents every day. • The building will be a hive of activity with people coming and going to activities meeting friends at the Social Club or community café or just popping in to look at the notice boards. Grab a leaflet or just to relax in the well thought out communal areas in the grounds of the centre. Where dog walkers can also relax. 					

B. Stakeholders / Partners Are you working with other organisations to deliver the project? Please provide details	C. Impact What difference to the community will this project make? How many people do you think will benefit as a result of the funding?	D. Internal and External Factors What could have an impact on what you plan to do? What are the key risks and how will you overcome them?
<ul style="list-style-type: none"> • SWCLT as above and procurement of land needed. We have approached the SWCLT about the village centre project, They are very interested and have started investigating obtaining land near the site of the new village doctors surgery for the project. • Youth Centre as an organisation can access the views and desires of the children and young people of the village to inform the management committee and Parish Council. • Social Club – as above • Community Café – a friends of the Community Café created to help with menus and form a body of volunteers to run the café. 	<ul style="list-style-type: none"> • Mental health services have historically developed around medical models of practice; typically involving referral of individuals that are thought to have mental health problems. For logistical reasons mental health services are unable to fully address the scale of need. Having a village centre that enables the community to run their own cultural projects that have been self-identified to address need will enhance the community’s ability to be resilient and self-educating. • Having ownership of the project will enrich the community with a common goal promoting community cohesion by working together to create a positive outcome. 	Impacts : <ul style="list-style-type: none"> • Lack of funding • Lack of community engagement Risks : See Risks and Mitigation below

Key Risks and Mitigation

Risk	Mitigation
Insufficient Funding	The project cannot proceed without the funding from the Community Capital Fund
Initial Cost estimates	Previous discussion with an Architect has given an indication of costs. Careful project control and early engagement with Architect and Quantity Surveyor will ensure costs are well understood
Lack of community engagement	Ensuring good communication on progress and opportunities will keep the community engaged. Having the cultural model in place will ensure a sense of ownership and belonging to the project from the start.
Building Cost overruns	A contingency amount is included within the building cost estimates. Careful project control will ensure we keep within budget.
Inability to purchase suitable land	A potential site has been located in conjunction with the SWCLT and is under consideration for the building location. The project cannot proceed without a suitable location
Project Cashflow	Milestone drawdowns from funding sources will ensure that funding is available at the right time for each phase of spending, keeping cashflow risks to a minimum.

Appendix 1 : Requirements and Architect Brief for Stretham Village Centre

(Note for Context: This Appendix 1 and Appendix 2 were provided to an architect in order to receive initial advice on feasibility of the Village Centre and to provide an indication of costs for the project)

Stretham Parish Council are considering building a new Village Centre within the village to replace the current Parish Rooms which are not considered fit for purpose.

We have already consulted the village through three separate surveys and the following requirements and brief are derived from the responses to the survey and other planning meetings.

Separately, we are progressing with development of a business case for the new building and considering funding options.

To assist with the business case and the plans, we require an initial architect drawing sufficient for us to obtain cost estimates. At a later stage we will commission the engagement for the final architect drawing and oversight of the building project.

Building Requirements

- Main Hall, able to seat up to 150 people. To have a raised Stage at one end (ideally removable when not required), suitable for drama and similar performances. Floor of main hall must be suitable for exercise or dance classes.
- Smaller meeting room
- Catering standard kitchen
- Social Club room, with shared bar
- Function room, sharing bar with the Social Club. Can be used in conjunction with main hall for large functions
- Toilets. Suitable facilities, including disabled toilets.
- Storage facilities (at least 2 separate areas, one for Council, one for other regular users of the storage. To include storage space for folding table & stacked chairs to be used for functions
- Clerk office, room for 2 desks and storage space for the Parish files
- Terrace / outdoor area attached to the main hall to allow events to spill out onto the terrace in good weather
- Foyer area (near to the Clerk's office)
- Parking area for users coming by car
- Boiler room / Cleaners' closet
- To have an eco-friendly / self-sustaining building which minimises operational running costs
- A caretaker's apartment, close to or attached to the Hall
- An apartment suitable for letting out to visitors / tourists to generate income to cover costs of the Hall

Options - Style

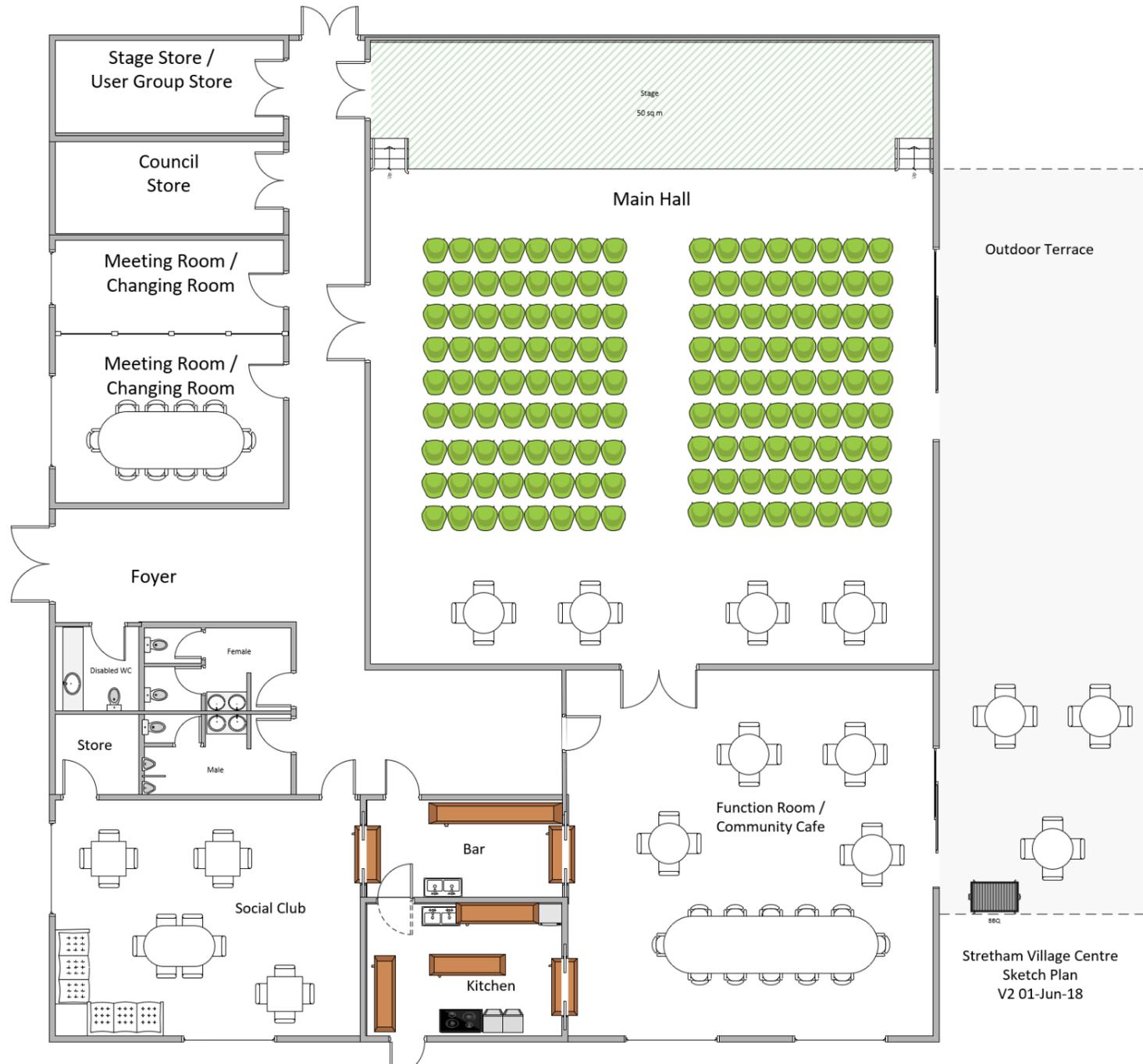
We are considering a style that either:

- Fits into a rural landscape; or
- Is a clearly modern, iconic and distinctive building

Deliverable results

- An initial architect drawing sufficient for us to obtain cost estimates, in electronic form
- A presentation of the drawing, concepts and ideas to the Council

Appendix 2 : Sketch Drawing of Village Centre



Notes :

- Caretaker's flat above
- Holiday let flat above
- Council office above

- Ground floor : 26m * 23m = 598m²

Appendix 3 : Financing details

This section sets out the estimated total capital costs of the building, and the funding sources providing the capital for the construction, including the contribution requested under this application.

Building Capital Costs	Amount	Description
Land Purchase	£ 100,000	Purchase/Consideration for land to site the building
Building ground floor	£ 960,000	Main hall, Community Centre, Social Club
Building First Floor	£ 240,000	Caretaker flat, flat to let
Fitout	£ 200,000	fixtures and fittings
Total Costs	£ 1,500,000	
Funding Sources		
Public Works Loan	£ 640,000	Loan from Public Works Loan Board
Community Capital Fund	£ 500,000	Grant from Community Capital Fund (this application)
Grants & funding	£ 100,000	Grants from other local sources
CIL Funds	£ 50,000	Available CIL funds held on account by Stretham Council
Reserves & Local Fund raising	£ 10,000	Funds from Council reserves and village fund-raising events
Sale of Parish Rooms	£ 200,000	Sale of the existing Parish Rooms building
Total Funding	£ 1,500,000	

The funding would be required at set milestones as detailed below. These milestones and figures are subject to discussion with other funding sources such as the PWLB.

Milestones for Release of Community Capital Fund		
Milestone	Amount	Purpose
On signature	£ 20,000	Architect fees, Planning Application, Legal fees
Planning approval	£ 50,000	Planning, Design, Deposits, Quantity Survey
Land purchase Agreement	£ 100,000	Land purchase
Building Start	£ 200,000	Building Phase 1
Building Phase 1 Complete	£ 130,000	Building Phase 2
Total	£ 500,000	

In addition to the capital cost estimates of the project, we have done a number of models of the income model for the Village Centre and estimate annual expenditure of approximately £85,000 per annum, covering Utilities, Maintenance, wages and PWLB repayments. This would be covered by net income contributions from the use of the rented flat, plus use of the facilities, including Social Club, Community Café, the Main Hall and the Meeting Rooms.

Appendix 4 : Stretham Parish Council relationship with Stretham and Wilburton Community Land Trust

The Stretham and Wilburton Community Land Trust (SWCLT) was setup in 2011 by the Stretham and Wilburton villages, making it Cambridgeshire's first Community Land Trust.

The aim of the SWCLT is to give the people who live or work in the villages more say over how to develop locally and in ways that could benefit the whole community.

SWCLT has so far delivered 23 affordable homes in the Manor park development in Stretham and has recently submitted outline planning application for a 115 home development at Camp's Field of which 35 are affordable homes.

The Stretham Parish Council has been a strong supporter of SWCLT and has provided funds to SWCLT to cover costs of architect fees and planning as well as taking over ownership, management and insurance of open areas of the Manor Farm development such as the green spaces and play park.

The buildings of the SWCLT have generated CIL funding for Stretham in excess of £50,000 which we will be putting towards the Village Centre project.

In addition, we are working with the SWCLT to secure a suitable site for the Village Centre.

The ongoing collaboration between the Stretham Parish Council and SWCLT clearly demonstrates how we work with, within and for the benefit of the local community and we strongly believe that our proposal fits well with the Think Communities approach of building and strengthening a resilient community.

The Village Centre project will reinforce the relationship between the Parish Council, the SWCLT and Stretham Village and act as a focal point for village activity.

More information on SWCLT is available at <https://www.strethamwilburtonclt.co.uk/>