

Chichester District Council

THE CABINET

2 March 2021

Section 106 Allocation for Chichester Community Development Trust

1. Contacts

Report Author:

Sarah Peyman – Divisional Manager Culture and Sport
Telephone: 01243 534791 E-mail: speyman@chichester.gov.uk

Cabinet Member:

Roy Briscoe - Cabinet Member for Community Services and Culture
Telephone: 07877 070591 E-mail: rbriscoe@chichester.gov.uk

2. Recommendation

- 2.1 **That the Cabinet recommends to Council the release of £141,250 Section 106 Sport and Leisure monies plus interest accrued to the date of release to Chichester Community Development Trust**

3. Background

- 3.1 Chichester Community Development Trust (CCDT) is a charity and company limited by guarantee set up in 2009 as a requirement of the sale of Graylingwell Hospital to Linden Homes and Affinity Sutton. CCDT work hard to represent the needs of the Graylingwell community and have taken responsibility for planning and negotiating for community buildings and led on the development of a sustainable community. CCDT was also asked to represent the new community at Roussillon Park after the sale of the old barracks in 2010 and since then, Chichester Community Development Trust has ensured the successful completion of numerous community buildings and delivered many community development projects, events and activities.
- 3.2 Chichester Community Development Trust (CCDT) is taking ownership of the original sales building on Havenstoke Park and are seeking funding to transform it into a health and wellbeing hub.

4. Outcomes to be Achieved

- 4.1 The repurposing on the sales building will provide a health and wellbeing hub in the heart of the Graylingwell development, accessible for the whole community and surrounding areas offering a range of sport, health and wellbeing events and activities.
- 4.2 This project will have a range of positive impacts on the immediate beneficiaries, their families, and the community. Participation in sporting activities will increase self-confidence and raise the aspirations of young people. The project will equip them

with transferable skills such as teamwork and leadership to support their personal development. It will improve relations between young people and the wider community through the development of joint projects which will benefit themselves and others. Sport and leisure activities can also be used to help break down community tensions between private and social housing tenants.

- 4.3 Enrolment and feedback/ evaluation reports will be produced and numbers/breakdown of numbers will be reported in the CCDT annual review and made available to all funders/partners/stakeholders.

5. Proposal

- 5.1 The conversion of the original sales building on Havenstoke Park will provide a health and wellbeing hub for Graylingwell residents and the surrounding communities.

- 5.2 The community asked for this space and the Trust has worked with a team of practitioners and members of the community, who have offered support - financially and with time and expertise. The hub will offer a range of sport, exercise, health and fitness opportunities. It will provide sporting and community opportunities for young people and will create programmes to tackle social isolation. Any profits secured from the project will be used to offer free or subsidised activities for those facing financial hardship.

- 5.3 Within six months, the digital provision of services will offer free-to-access online content, advice and live sessions. Physical activities will be underway, in full compliance with social distancing regulations.

- 5.4 CCDT hopes to help 1500 people towards healthier lifestyles within the first six months and provide revenue for 50 self-employed practitioners. In addition, the Pavilion will engage 60 volunteers, providing valuable work experience to those who may be unemployed or economically inactive.

- 5.5 All other partnership funding for the project has been confirmed with the exception of the Section 106 money. If this funding is agreed, it is anticipated that the project will take 5-6 months to complete.

6. Alternatives Considered

- 6.1 Further works will be carried out and paid for by the developer as part of the planning obligations to extend the rear of the building to provide changing facilities for the sports pitches to be provided on Havenstoke Park in the near future.

7. Resource and Legal Implications

- 7.1 The overall cost of the project is £727,900. This cost includes the asset value of the transfer of the building to CCDT as a freehold asset with peppercorn rent, and CCDT core costs for the project delivery at circa 8%.

7.2 Funding has been secured as follows for the project:

Funding Source	Amount
Vistry Homes	£436,000
Co-Op Spaces fund	£19,900
Residents donations	£10,500
CCDT	£115,250
CDC New Homes Bonus	£5,000
TOTAL	£586,650

7.3 There is currently an unallocated Section 106 Sport and Leisure contribution of £205,079.93 from the Graylingwell development (08/03533). CCDT have requested that £141,250 be allocated from these available funds to address the project deficit.

8. Consultation

8.1 There is wide public support for this project from the residents at Graylingwell Park and neighbouring areas and from many groups, clubs and voluntary organisations who wish to continue to deliver existing and new activities in the area. The building was a key part of the development plan that fed into the planning approval for Graylingwell Park. A survey conducted by CCDT in early 2020 resulted in 53% of respondents identifying the desire for activities focusing on physical and complementary health with suggestions including mind and body health, cycling club, yoga, Pilates, nature walks, table tennis, zumba, dance and mind and body fitness.

8.2 Consultation has taken place with the Cabinet Member for Community Services and Culture and the local ward Members who are supportive of the proposed allocation of Section 106 money for the identified project.

9. Community Impact and Corporate Risks

9.1 It is envisaged that the community impact of this project will be very positive through the provision of additional activities to benefit physical and mental health and wellbeing and the project provides additional opportunities to help address existing tensions between certain groups in the local community.

10. Other Implications

	Yes	No
Crime and Disorder This project could have a positive impact on Crime and Disorder through community projects which may help to exist existing community tensions	X	
Biodiversity and Climate Change Mitigation		X
Human Rights and Equality Impact		X
Safeguarding and Early Help		X
General Data Protection Regulations (GDPR)		X
Health and Wellbeing This project will have a positive impact on health and wellbeing by providing and encouraging local residents to take part in a range of health and wellbeing activities	X	
Other (please specify)		

11. Appendices

11.1 None

12. Background Papers

12.1 None