

# **Community Investment Plan 2014**

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# Sevenoaks Town Council Community Investment Plan 2014

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#### 1. Summary

Sevenoaks Town Council is committed to providing fit for purpose and good quality facilities for the residents of the town. Some current community facilities are approx. 30 years old and are no longer deemed fit for purpose for today.

Alongside this aim it needs to consider the financial implications for this delivery and the long term sustainability of the Council and the facilities.

A key aim of Sevenoaks Town Council is where possible not to borrow funds and to own freehold premises.

The following Community Investment Plan indicates how Sevenoaks Town Council intends to address these aims in the near future by **investing approximately £4 million into the local community providing new facilities.** 

This Community Investment Plan is the result of considerable public engagement through different avenues including users of the Community Centre, Sports Strategy, Annual Town Meeting, responses from 10% of households to the Neighbourhood Development Plan.

Whilst the Community Investment Plans sets out the strategy for delivering new community facilities bearing in mind the above criteria, the details of the facilities will be the subject of considerable further public consultation.

### 2. Where will the money come from?

The funding will come from the result of Sevenoaks Town Council's management and consolidation of assets. Work has been taking place on this for the past two years.

Funding for the Community Investment Plan will come from

- Sale of land at Raleys (includes Raleys Gym, Indoor Cricket School, Barnies, residential bungalow).
- ii) Sale of Sevenoaks Town Council offices at Bradbourne Vale Road.
- iii) Community Infrastructure Levy
- iv) External Grants and match funding where appropriate for projects.

# 3. What will the money be spent on?

- i) New Community / Conference Centre at Bat & Ball
- ii) Replacement Raleys Gym provision
- iii) Replacement Indoor Cricket School
- iv) Large Play Area close to the Town Centre
- v) Additional 'Free' play facilities
- vi) Multi Use Games facility MUGA
- vii) Supporting Sports Strategy initiatives
- viii) Supporting Neighbourhood Development Plan initiatives
- ix) Upgrade to Stag facilities
- x) Project management of the above.

# 4. New Community / Conference Centre at Bat & Ball



The current facility although used extensively is now 30 years old and the fabric of the building requires costly maintenance and upkeep in heating etc.

The proposal is to sell Sevenoaks Town Council offices and reinvest this capital income into a new community / conference centre, placing the Council offices on the first floor. This will not only deliver a new fit for purpose building it should also achieve this without the need to borrow a large loan. Revenue costs will also be combined and the new building will have staff on site for most of the time.

Sevenoaks Town Council will be commissioning RIBA South East to administer a competition for architects to consult and design on the new facility. The designs will be shortlisted to three for which further public consultation will assist with choosing the project.

The Town Council has obtained funding from the Homes & Community Agencies for RIBA to carry out this work.

The proposal is supported by Sevenoaks District Council and Kent County Council.

The proposal is for the new facility to be built behind the current building, thereby enabling current usage to continue. The new facility specification is to include the following:-

- i) A new facility for Sevenoaks to be proud
- ii) Incorporate STC offices on first floor and combine revenue costs

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- iii) Link to regeneration of Bat & Ball area, enable disabled access to the station.
- iv) Provide improved day nursery facilities combine into main body of the building
- v) Provide a larger venue space for conference and events (up to 250 seated with tables) and modern IT facilities.
- vi) A sustainable building environmentally friendly
- vii) New build, no borrowing
- viii) Floor surfaces in halls to accommodate some sports.

## 5. Replacement of Raleys Gym

Sadly numbers attending Raleys Gym have fallen sharply over the past eight years some of this can be contributed to the condition of the building, some due to fall in interest in this type of traditional gymnastics and some due to this provision being provided within modern school facilities where it is simpler for parents to arrange for children to attend after school classes. Sencio Leisure Centre also have plans to expand its current facilities to include this provision.

The current facilities have a usage number of 160 attendees. Bearing all of the above mind it is not deemed economically viable to build a straight replacement facility.

The proposal is therefore to provide a one off capital investment grant of £95k towards Sencio Leisure Centre for its expansion programme to include current gymnastic classes.

In addition the new community / conference centre will have appropriate flooring to enable some of these sports e.g. Judo, Taekwondo to use the facilities.

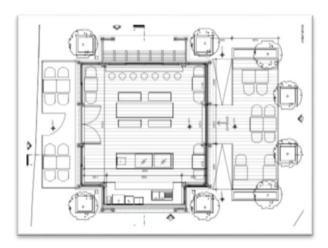
### 6. Replacement of Indoor Cricket School

The current Indoor Cricket School facilities are leased to Kent Recreational Welfare Cricket Trust who although use the building regularly have limited revenue resources for its upkeep and to invest in new facilities.

Sevenoaks Town Council has set aside the provision of £150k for replacement facilities and two options are currently being researched.

The options being researched are the inclusion of a replacement Indoor Cricket School combined with the Indoor Bowls Club or at the new school at Wildernesse school site.

#### 7. Café on the Vine



Sevenoaks Town Council wishes to refurbish the Band Practice Room on the Vine to provide a café.

The current proposal is for the Vine Pavilion Club to project manage and run this new café and the profits to be reinvested into the upkeep of the Vine cricket grounds.

### 8. New Play Area near the Town Centre

At the Sevenoaks Annual Town Meeting held in March 2014 residents asked for additional play facilities on a large scale, preferably where people could walk to and or in the town centre.

Sevenoaks Town Council have begun to investigate the feasibility of providing a large play area on a site close to the Town Centre, within walking distance for a large population of residents and accessible for visitors to the Town.

The Town Council has set aside £100,000 for this project.

#### 9. Greatness Community Facility



Discussions and consultation has been taken place for a couple of years on proposals for the future of Greatness Recreation Ground.

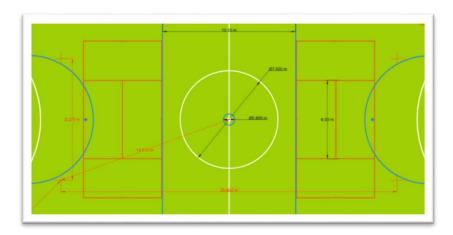
Sevenoaks Town Council has previously invested into the provision of a new play and worked with local residents, sports clubs and other agencies to make the recreation ground a more pleasant place to visit.

Unfortunately the recreation ground does not have public toilet facilities or basic refreshments available.

Sevenoaks Junior Football Club are looking to provide a new pavilion where its current portacabins are.

Sevenoaks Town Council will continue to work with the football club to enable the release of the current pavilion which can be converted into a community facility incorporating public toilets, café and small community meeting rooms.

#### 10. Multi Use Games Area - MUGA



With the new build at the Community Centre it is quite likely that the current tennis courts will need to be removed.

Funds of £100,000 have been set aside for a new MUGA to be either on the site or elsewhere.

#### 11. 'Free' Recreational Facilities



Sevenoaks Town Council wishes to provide additional recreational facilities which are suitable for as many ages as possible and across the town in appropriate green sites.

These facilities could include additional play equipment, outdoor gym equipment, and outdoor table tennis and basketball nets.

Sevenoaks Town Council has budgeted £120,000 for these facilities.

#### 12. Sports Strategy

During 2013 Sevenoaks Town Council facilitated the bringing together of as many sports organisations (including schools) as possible to work together and to consider all of the following aims:-

- i) To carry out an audit of current sports provision and activities within Sevenoaks
- ii) To prepare in consultation with sports organisations and the local community a long term Sevenoaks Sports Strategy including aspirations and blue skies thinking, noting flexibility and trends, for future sports provision.
- iii) To consider how sports organisations can work together to ensure the long term sustainability of current and future sports provision.
- iv) Research the feasibility (including funding, land allocation, shared usage and planning requirements) of achieving the sports provisions identified within the Sports Strategy for Sevenoaks.
- v) To produce a timetable for delivery subject to other points identified.

From the Capital Receipts from the sale of Raleys land in addition to providing previously identified sports and recreational facilities Sevenoaks Town Council has budgeted £1 million for projects identified within the Sports Strategy and which can obtain match funding.

#### 13. Neighbourhood Development Plan

Sevenoaks Town Council have started the process of engaging with the community to produce a Neighbourhood Development Plan enabling a strategy to be put in place for Sevenoaks for the next 10 - 20 years.

Questionnaires have been delivered to all households and a 10% response received.

Work continues on the development of the Neighbourhood Development Plan and Sevenoaks Town Council has set aside approx. £385,000 for projects identified in this process.

#### 14. Stag Community Arts Centre

Sevenoaks Town Council is committed to supporting all elements of the community and consider arts and culture as important as sports provision.

In 2008 the Town Council took over the management of the then closed Stag facility and are proud that it is now transformed into a vibrant community cultural facility which not only provides entertainment to approx. 300,000 visitors per year but also underpins the economic stability of the town.

The facility is now operated by an independent charity.

Sevenoaks Town Council has budgeted £250,000 for capital improvements to the Stag, details of which will be provided by the Trustees. Improvements could include air handling system; cinema seating and carpeting, theatre sound upgrade etc.

#### 15. Project Management and Contingency

This document sets out very ambitious plans for a medium sized Town Council and it is essential that sufficient resources are made available to ensure that the projects are delivered and that there is an overall contingency fund.

Sevenoaks Town Council has budgeted £500,000 for this.

# 16. Summary of Projects & Budgets

Project	Budget Allocated
No. Constant III / Conference Control Pat 9 Pat	64,000,000
New Community / Conference Centre at Bat & Ball	£1,800,000
Replacement of Raleys Gym	£95,000
Replacement of Indoor Cricket School	£150,000
Café on the Vine	N/A
New Play Area near the Town Centre	£100,000
Greatness Community Facility	N/A
Multi Use Games Area	£100,000
'Free' Recreational Facilities	£120,000
Sports Strategy	£1,000,000
Neighbourhood Development Plan projects	£385,000
Stag Community Arts Centre	£250,000
Project Management and Contingency	£500,000
Total	£4,500,000

It should be noted that these budgets could be subject to change, for example as a result of final negotiations of sale of land.