

Proposal Rebuild of Sevenoaks Day Centre Nursery

Applicant Sevenoaks Day Nursery

Ward(s) Sevenoaks Northern

RECOMMENDATION: That the £100,000.00 funding applied for, as set out in the report, for scheme “Rebuild of Sevenoaks Day Centre Nursery” be approved on the following grounds:

- Identified need for the scheme
- Strong economic, social and environmental benefits to the community
- Partnership working with other organisations
- Majority of project cost secured through match-funding

Introduction

- 1 The Sevenoaks Day Nursery is a registered charitable day-care nursery (CIO Number 1162242) which was established in April 1987. Based in Sevenoaks on the field of the community centre at Bat & Ball (north Sevenoaks), the charitable trust aims to provide affordable full day childcare for preschool children. The trust also aims to provide holiday clubs for older primary school children.
- 2 The application for CIL funding was received by Officers on 01.12.2018.

Description of Proposal

- 3 The current day nursery is housed in modular buildings on the field of the existing Community Centre at Bat & Ball, north Sevenoaks. These modular buildings have been in place since the charitable trust started in 1987.
- 4 To continue providing affordable childcare for families in Sevenoaks Town, the applicant seeks CIL funding to replace the current buildings on the site to meet the demands of the current and future residents of northern Sevenoaks.
- 5 The creation of a more modern facility for the Sevenoaks Day Nursery to occupy and use is closely linked to the Draft Northern Sevenoaks Masterplan

and Sevenoaks Town Council's ambitions to provide a new Community Centre on the Bat & Ball site.

- 6 It is anticipated that the project would be completed by December 2019, should CIL funding be approved by the CIL Board.

Funding

- 7 Sevenoaks Day Nursery estimate that the total cost to deliver a new day care nursery/facility would be £623,000.00. It should be noted that the cost to provide a new build has been estimated to cost £450,000.00.
- 8 The application has identified the following additional funding sources and grants to support their application to the Board:
- Sevenoaks Town Council: £173,000.00
 - General fundraising (Families and supporters): £20,000.00
 - Operational Excesses (Sevenoaks Day Nursery): £35,000.00 (potential)
- 9 In the application, it states that the value of contributions given by Sevenoaks Town Council is not capital funding, but services and value in kind. Sevenoaks Day Nursery state that Sevenoaks Town Council will support the development of the new day care facility including the levelling of the site, groundworks and foundations as well as providing all mains services. It estimates that the total cost of this would be approximately £173,000.00.
- 10 Further to its support, Sevenoaks Town Council has agreed to provide Sevenoaks Day Nursery with a 25 year lease on the new site as part of the proposal.
- 11 The charity has saved approximately £300,000.00 to meet the costs of the structural build and believes that it can raise an additional £50,000.00 to meet the full structural costs of the scheme. Therefore, the Sevenoaks Day Nursery in its application to the CIL Board has made a funding request for £100,000.00 to meet the funding gap.

Representations and Support

- 12 The application states the following organisations who Sevenoaks Day Nursery are working in partnership to deliver the scheme:
- Sevenoaks Town Council
- 13 The application is supported by the following local representatives and organisations:
- Cllr Merilyn Canet (SDC Member for Sevenoaks Northern)
 - Cllr Roderick Hogarth (SDC Portfolio Holder for Economic & Community Development)

- Cllr Johnathan Krogdahl (SDC Member for Sevenoaks Northern)

Lead Officers Appraisal of Bid

Principal Criteria met

- Identified need for the scheme
- Strong economic, social and environmental benefits to the community
- Partnership working with other organisations
- Majority of project cost secured through match-funding

Identified need for the scheme

- 14 The CIL application asks applicants to demonstrate why the scheme is required and to evidence the need.
- 15 The Draft Northern Sevenoaks Masterplan is a Sevenoaks Town Council initiative through the Sevenoaks Neighbourhood Plan. The Masterplan looks at how growth and development might be achieved during the new Local Plan period which covers the plan period up to 2035, including the provision of circa. 1,200 new homes, community facilities, new sport and recreation facilities. The Town Council is supporting the development of Northern Sevenoaks through the neighbourhood planning mechanism, which will potentially be included within the Local Plan.
- 16 Sevenoaks Day Nursery state that if housing is going to be delivered in the Northern Sevenoaks area, there will be a potential change in the area demographic with more young families moving to the area. Along with good transport links to Bat & Ball station, it would allow low income families to access the Day Nursery more easily.

Strong economic, social and environmental benefits to the community

- 17 One of the key criteria for the assessment of bids is that proposals should demonstrate the economic, social and environmental benefits of the scheme. This includes whether there are significant benefits for the economy, community and social impacts and how the proposal benefits the environment and mitigates any impacts.
- 18 The District is perceived as an affluent area but there are high levels of deprivation in some areas. The purpose of the charity is to help provide affordable childcare for single parent, and low income families who can not afford the conventional local childcare and day nurseries in Sevenoaks Town. As housing costs in the District are high, the Sevenoaks Day Nursery seeks to help parents manage the cost of full day child care, allowing parents to work. The economic and social benefits to the scheme are described in the CIL application including:
- reducing the number of benefit claims, by allowing parents to work;

- providing nursery education for disadvantaged families;
 - supporting bereaved parents with supported child care; and
 - working closely with the Sevenoaks Women’s refuge and other partners to support children in difficult households.
- 19 Some of the benefits described will influence the wider local infrastructure such as health and medical services, as well as providing a boost to the local economy with more people trying to get back into work and reducing the amount of benefit claims. Despite the charity’s primary concern is providing child care, this has an enabling effect on the wider community, economy and services.

Partnership working with other organisations

- 20 Another key criterion for assessing the application is determining how the project will be delivered and whether any additional partners are included in the project delivery.
- 21 To deliver the new day care facility, Sevenoaks Town Council has offered Sevenoaks Day Nursery a new site on the existing community centre at Bat & Ball. This is due to the new community centre to be built in the location of the existing day nursery modular buildings.
- 22 It is clearly demonstrated through the application that there has been collaboration between Sevenoaks Day Nursery and Sevenoaks Town Council, as the existing community centre has been earmarked to be redeveloped for new community facilities. The collaborative working and funding arrangements demonstrate that the delivery of the new day care centre and community facility is possible within the proposed timeframes.

Majority of project cost secured through match-funding

- 23 The Council has determined that the purpose of CIL funding is to be a “top-up”, to be used in meeting any funding deficiencies or gaps in order to deliver the project. This funding should only be used for “capital” investment, as opposed to being used for “revenue” spend.
- 24 It is stated in the application that Sevenoaks Day Nursery will look to provide a majority of funding from its own reserves and charitable savings to deliver the new facility. It also confirms that, subject to the new Community Centre built by Sevenoaks Town Council, the Town Council is willing to fund a majority enabling works in kind for the Sevenoaks Day Nursery to begin construction with its structural funds.
- 25 The application also mentions that an Agreement between Sevenoaks Town Council and the Sevenoaks Day Nursery has been agreed for the 25 year lease of land in February 2017.

Other considerations

Planning Permission

- 26 An additional consideration of the criteria in which applications are assessed against is whether a proposal has the appropriate consents in place to carry out the project.
- 27 The applicant has stated that planning permission is required as part of the scheme's delivery. However, this has not been sought yet as the scheme is dependent on the delivery of Sevenoaks Town Council's proposal for a new Community Centre on the same site. This is currently being prepared. There are no timescales to when this planning application will be submitted in the CIL Board application.
- 28 While no planning permission has been sought, the community benefits that this scheme seeks to deliver and provides physical infrastructure to meet the demands of the existing community, while considering the needs arising from future developments (i.e. planned development, or development arising from the Draft Northern Sevenoaks Masterplan).

Conclusion

- 29 The Sevenoaks Day Nursery is a charitable trust seeking CIL funding to replace its current modular buildings to provide a facility that is fit for purpose. It is no longer financially viable to renovate them to a high standard to maintain a high quality level of full day childcare. Community benefits are demonstrated through the application and has support from the community, Sevenoaks Town Council and local Members. Funding has been secured through the charity's reserves and in kind payments from Sevenoaks Town Council.
- 30 As a result, the funding gap for the delivery of the project is minimal. It is recognised that planning permission has not been secured as the proposal is linked to the new community centre proposals from Sevenoaks Town Council. The Board should be satisfied that the delivery of the Day Nursery could be considered as a separate project from the new community centre.
- 31 It is recommended that the rebuilding of the Sevenoaks Day Nursery is granted.

Appendices

Appendix 1 - Applicant's original pro-forma

Background Papers

None