

Proposal: Sports Hall and Facilities

Applicant: Orchard Academy

Ward(s): Swanley

RECOMMENDATION: That the **£158,000** applied for, as set out in the report, for scheme “Sports Hall and Facilities” be approved on the following grounds:

Principal Criteria met

- Strong social and economic benefits to the community
- The project is identified in an adopted strategy/plan
- Strong link between new development and the scheme
- Strong community benefits
- Strong community support for the project.

Principal Criteria not met:

- Insufficient evidence has been provided to show that funding has been maximised.
- There is not sufficient evidence to show strong partnership working.
- Insufficient information has been submitted to show that the scheme will be delivered.

Introduction

- 1 CIL money is sought to fund a scheme which aims to improve sports facilities at the Orchards Academy. The aim is to open these improved sports facilities to the local community. This proposal will include increasing the range of sports and physical activities available for the school and the community within the school site and will also involve creating a new entrance so that the public can enter the facilities without having access to the school.
- 2 Orchards Academy are working in partnership with Sevenoaks District Council’s community to team to bring forward this project.

- 3 The application was received before the application deadline closed on 31st December 2020. This proposal has not been previously considered by the CIL Spending Board.

Description of Proposal

- 4 The proposal is to improve the indoor sports facilities at the school to include the following:

Phase 1

- New sports compliant flooring in the hall.
- Insulation to the walls.
- Ensuring the roof is sufficiently insulated.
- Installation of infrared heating in the hall.
- Enhance lighting to the sports hall to enable a wider range of sports.
- Easy access to the storage area.
- Redesign of the WC/shower/changing rooms which enables facilities to be used for adaptive/inclusive sports and the public.
- Access to the building will be improved to create a direct entrance for hall users from the car park.
- An isolation wall will be installed in the new Hallway to provide additional separation for the rest of the school facilities.

Phase 2

- the re-surfacing of our all-weather hockey pitch which is at the end of its life. This facility is no longer used for formal hockey and as such intend to upgrade it to a 3G long pile AGP (Artificial Grass Pitch). This will enable us to accommodate local formal football and rugby clubs in Swanley as well as provide a venue for athletic training and recreational use.
- They are working with the Football Foundation and Kent FA to progress this part of the project.

- 5 Please note, CIL funding is only being sought to fund phase 1.

- 6 The bid also includes the following information:

“In Winter 2021/22 the existing White Oak Leisure Centre with a 6 court sports hall will close. The replacement centre will have a 2-court hall provision. With Orchards Academy being in such close proximity to White Oak Leisure Centre, and the school and its wider community being key to the White Oak Leisure Centre Project delivering health benefits, the improvements to the school’s hall space have been planned. Existing and

new clubs will be able to use the White Oak Leisure Centre and Orchards Academy hall space. Orchards Academy has developed a Community Use Agreement with Sevenoaks District Council for this purpose”.

Funding

- 7 Orchards Academy has estimated that the total cost of the project to improve the sports hall and make it available to the public is £446,000.
- 8 The Academy have identified the following additional funding sources and grants to support their application to the Board:
 - a. Partnership funding from Sevenoaks District Council (£130,000).
 - b. Orchards Academy Trust (£106,000).
- 9 It should be noted that they have also sought funding from the following groups and are awaiting the outcome of these bids:
 - c. Football Foundation small grants scheme.
 - d. KCC member fund
 - e. Peter Harrison fund
 - f. Swanley Town Council
 - g. Others sources of funding are also being explored.
- 10 Therefore, currently, to meet the funding gap for the full cost of the project, the academy has applied to the Board for £158,000 of CIL funding. This equates to 35% of the total project cost.

Representations and Support

- 11 The application submitted indicates that the applicant is working in partnership with Sevenoaks District Council to deliver the scheme.
- 12 The application is supported by the following local representatives and organisations:
 - Cllr Lesly Dyball - Member for Swanley St Mary's - states that the project will provide a better resource for the community and the school for now and in the future. The project will also assist in achieving the community plan's priorities.
 - Swanley Town Council have submitted their support for the proposal as it will make the schools provision more acceptable to the community. It supports the aims of their neighbourhood plan.
 - The project has 16 emails of support from local residents.

- Sevenoaks District Access Group - as it will make this local sports provision available to the community and also to the pupils. It will offer a wide range of activities and inclusive opportunities including disability sports.
- Swanley Sports Forum - support the proposal as it will make the schools sports provision more accessible to the community. It will increase the number and range of local sports teams.
- Swanley Netball Club - They have over 100 committed members and they support the project. The new sports hall at the White Oak Leisure centre will not be able to accommodate netball and without these proposed facilities at Orchards Academy they would have to move out of the area to find accommodation to suit their needs.

Lead Officers Appraisal of Bid

Principal Criteria met

- Strong social and economic benefits to the community
- The project is identified in an adopted strategy/plan
- Strong link between new development and the scheme
- Strong community benefits
- Evidence of Partnership working
- Strong community support for the project.

Principal Criteria not met:

- Insufficient evidence has been provided to show that funding has been maximised as not all the project funding is secure.
- Insufficient information has been submitted to show that the scheme will be delivered as planning permission has not been granted.

Appraisal

Strong economic, social and environmental benefits to the community

- 13 When considering an application for CIL funding from the Board, it must be demonstrated that there are clear economic, social and environmental benefits to the scheme proposed. This enhances the case as to whether the scheme should receive CIL funding.
- 14 This bid puts forward a strong social benefit, as the project will benefit over 14 clubs and the 549 students at the school. The health benefits of physical activity and exercise are well documented. This project will also be a contributor to the reduction in health inequalities, in an area of high

deprivation. This project will provide good quality facilities for the school and to the public now and for years to come. It will also widen the learning, education and support to all those connected to the Academy. Thus providing a strong social benefit

- 15 Whilst not as strong, the project will also provide an economic benefit, directly through job creation and indirectly by reducing health care costs and reducing crime. Nationally, for every £1 spent on community sport and physical activity, a return on investment of £3.91** is created for individuals and society (**Sport England - *Measuring the Social and Economic Impact of Sport in England 2020*). The majority of clubs, benefiting from this project will be run by volunteers. This can also help provide them with new skills and help individuals to get back into employment.
- 16 The proposal will bring a general environmental benefit by improving the appearance of the buildings itself and make the facilities much more energy efficient.

There is sufficient evidence to show strong partnership working.

- 17 There is a formal partnership between Sevenoaks District Council and the Academy. There are also informal partnerships with other bodies and clubs. Therefore, sufficient evidence has been shown that there is partnership working.

The project is identified in an adopted strategy/plan.

- 18 This project is not listed as a priority in the Council's Infrastructure Funding statement (IFS). But it does however provide for a local project which benefits the local community as supported by the IFS.
- 19 The school is identified in the Council's Infrastructure Delivery Plan, which supports the Local Plan as being in an area of growth and not being able to cope with the increase of students numbers caused by the increase of development in the area. Therefore, an increase in sports provision, whilst not providing all the additional school places needed, it will provide additional facilities to support the new and existing school and community.
- 20 The applicant identifies Swanley as an area of regeneration in the Council's Economic Development Strategy 2018-2021, and this project is supported through the priorities of the Sevenoaks District Community Plan 2019-2022.
- 21 It is also supported by the following strategies/plans:
 - The SDC Sports Facility Strategy - which highlights the need to develop Community Use Agreements
 - Local Football Facility Plan.

- 22 Therefore, after careful consideration, it is considered that there is sufficient evidence to demonstrate that the project is identified in an adopted strategy or plan.

Sufficient evidence has been submitted to demonstrate a strong link between new development and the scheme.

- 23 As part of their submission, the applicant has specifically identified developments in the area that have created a need for this project, including White Oak Leisure project and the regeneration of Swanley.

Sufficient evidence has been provided to show a clear public benefit to the scheme:

- 24 This project is providing a strong benefit for all age groups of the community and supports some of the clubs who lost accommodation through the changes to the White Oak Leisure Centre. There is therefore a clear public benefit to this scheme, provided the community use agreement is in place.

Sufficient evidence has been submitted to show that the scheme will be delivered

- 25 Evidence has been provided to show that there is clear management of the project, as a plan and timescales have been set out. COVID 19 restrictions have delayed the progression of the application. It is noted that Planning permission is still required for some of the work, this is likely to be submitted by the end of January/February 2021.

Strong community support for the project

- 26 The applicant has carried out extensive consultation and has received a large amount of support for the project. This includes from local members, the Town Council, local residents and a number of local sports groups who have all written letters of support. Officers therefore consider that there is strong community support for this project.

Application Considerations - Weakly Performing Criteria

- 27 When carrying out the assessment of this funding application, Officers felt that the application did not perform as strongly against the following criteria:

- Insufficient evidence has been provided to show that funding has been maximised as not all the project funding is secure.

- Insufficient information has been submitted to show that the scheme will be delivered as planning permission has not been granted.

Conclusion

- 28 The Orchards Academy has submitted an application to the CIL Board to consider awarding CIL money towards the improvement of the Sports facilities at the school and open those benefits to the public. In particular there is a need to create a new access to keep the public separate from the rest of the school
- 29 The need for the scheme has been clearly demonstrated and there are a number of social, economic and environmental benefits. The proposal is formally identified in a number of plans and strategies and is supported by the local community. It is noted that the applicant is asking for a small amount of funding in comparison to the total project cost, and has not benefited from CIL funding previously.
- 30 After reviewing the application and subsequent supporting evidence, it is recommended by Officers that £158,000 of CIL funding be approved to support the delivery of the project. It is clearly demonstrated that the scheme provides clear public benefits and approving this bid would provide good value for CIL money applied for, compared to the cost of the overall project.
- 31 As planning permission is not yet in place, it is considered that a condition be placed on the granting of the CIL money that the money only be awarded once the planning permission is in place. A community use agreement is already in place.
- 32 In addition as not all the funding is secure. Members of the Board may also want to consider adding another condition to ensure that all the sources of funding as laid out in Section 11 of the bid pro forma are secured before the money is released.

Appendices	Original bidding proforma and supporting information
Background Papers	None

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