

SEVENOAKS DISTRICT COUNCIL: COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING BOARD

BID FOR FUNDING PRO-FORMA (INFRASTRUCTURE ONLY)

Scheme name:	Orchards Academy Community Sports Facilities Project
Description of Scheme:	<p>This scheme aims to improve and open the Orchards Academy (OA) sports facilities to the local community, increasing the range of sports and physical activities available for community use within the school site. The current indoor sport facilities were built in 1965 and, apart from improvements to decoration, have not been refurbished since. As such the facilities are currently unsuitable for a number of formal sports due to their condition. This project aims to bring the school facilities to the standards required for community use.</p> <p>The improvements relating to this CIL bid are for the indoor sports facilities and include the installation of new sports compliant flooring in the hall, insulation to the walls, ensuring the roof is sufficiently insulated and installation of infrared heating in the hall. We will enhance the lighting in the sports hall to enable participation in a wider range of sports, bringing new groups of people accessing the sport facilities within the school. An easy to access storage area from the hall will be created to store community/clubs equipment. In addition, the changing facilities will be redesigned to include a unisex accessible shower/WC/changing room which enables the facilities to be used for adaptive/inclusive sports. Existing changing rooms will be refurbished, including showers, to the standards suitable for community use. Access to the building will also be improved to create a direct entrance for hall users from the car park. On top of this an isolation wall will be installed in the hallway to provide an additional separation from the rest of the</p>

	<p>school facilities, which will enhance school security and improve the user experience.</p> <p>Once this project has been completed a further phase of work will take place. Phase 2 includes 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. We are working with the Football Foundation and Kent FA to progress this part of the project.</p> <p>We are seeking CIL funding to support phase 1, the improvements to the indoor facilities.</p>
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1	Is this scheme promoted by your organisation in partnership with another organisation(s)?	Yes	
		Organisation Name(s):	Sevenoaks District Council
		Responsible individuals(s):	Sarah Robson, Chief Officer
		Signature(s) on behalf of other supporting organisations(s):	N/A
		Please provide details of the Agreements you have in place with your partners. Including the % of money guaranteed for the scheme from each organisation.	Sevenoaks District Council - Community Use Agreement (CUA) and Funding Agreement - £130K (29% of whole project)

2	Is planning permission required for the scheme?	Yes	
		If yes, has it been applied for?	No
		If no, please explain why?	Planning permission is required due to the removal of the high level opaque sheeting on the halls exterior walls which is being replaced

			by insulated metal profile sheeting. We also propose a new entrance doorway. No further structural changes are being made. Covid 19 restrictions at the school have previously delayed the progression of the application, however, we have commissioned Ridge & Partners to take forward the planning application which will be submitted by end of January / early February 2021.
	If planning permission has been granted – please provide details and a reference number.	N/A	
	Details of any other consent required (if appropriate (e.g. conservation, Listed Buildings, other Government bodies):	Consent required	N/A
		Date applied for / granted	N/A

Need for the Scheme

3	List of projects or development that result in the need for this scheme:	White Oak Leisure Centre project Regeneration of Swanley Swanley Neighbourhood Plan Orchards Academy Condition Report Orchards Academy Satellite Programme
4	How is the scheme related to these developments (additional information, such as usage forecasts and existing and alternative capacity assessments, can be attached as an appendix):	<u>White Oak Leisure Centre Project</u> 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.

Regeneration of Swanley

Swanley has been identified as an area in need of regeneration (as noted in the Sevenoaks District Council's Economic Development Strategy 2018 – 2021). This can also be seen in the Swanley Master plan study that took place in 2016 which looked at the future regeneration of the area. In addition to this a number of sites have been identified for future housing including the enabling residential development included in the new White Oak Leisure Centre proposal. As a growing community it is essential that provision of a sports hall is maintained in the town to accommodate team and individual sports like netball, basketball, five a side, archery as well as improve opportunities for disability sports in the area.

Swanley Neighbourhood Plan

The new Neighbourhood plan currently being drafted is anticipated to include information from a survey undertaken in 2018, which identified that “the provision of community facilities in Swanley were a concern in relation to indoor sports facilities, community centres and children’s play facilities”*. (*Swanley Town Council – www.swanleytowncouncil.gov.uk/neighbourhood-plan)

Orchards Academy Condition Report

The Condition Data Collection (CDC) from 7 March 2019 highlights the following elements as graded C/Cx (Poor condition or Cx poor condition full replacement) Windows/doors and frames, timber and composite cladding and boarding (some areas of this element are graded D (the worse grade that can be given), ancillary plant (boilers), hot & cold water distribution services, electrical sub-main and luminaries.

Orchards Academy Sport Satellite Programme

		<p>Since 2016 we have developed a variety of satellite sports clubs. We have worked with the SDC Satellite Club Activator for the district and have set up satellite clubs in table tennis, boxing, rugby & roller hockey. As the facilities are currently unable to accommodate the larger clubs, all participants were linked to groups that use other venues further away. This project will therefore meet the need for these clubs to be based at Orchards Academy, therefore providing a more local sustainable pathway from the satellite programme.</p>
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Please provide an explanation of the ‘public benefit’ of the scheme proposed for residents in Sevenoaks District:

5	Economic	<p>Swanley is identified as an area for regeneration in the Sevenoaks District Council’s Economic Development Strategy 2018 – 2021. This project will make a significant contribution to the economic development of Swanley:</p> <p>Sports and physical activity contributes to the national and local economy; directly through job creation and indirectly by reducing healthcare costs and reducing crime. Swanley is home to some of Sevenoaks Districts most deprived wards where the health benefits, and therefore economic benefit, of physical activity are even more apparent. 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 – <i>Measuring the Social and Economic Impact of Sport in England 2020</i>).</p> <p>The majority of clubs who will specifically benefit from this project are supported by local volunteers. Volunteering provides the opportunity for people to develop new skills and can be a building block to get individuals back into employment or even advance their career. In addition, volunteering benefits physical and mental health which in itself reduces the pressure on healthcare providers.</p> <p>The ‘not for profit’ nature of this project will see funds reinvested into the facility ensuring sustainability of the amenity going forward. A Community Use Agreement</p>
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		<p>between SDC and Orchards Academy will ensure that the facility is made available for communities now and for future generations to come.</p> <p>Swanley is one of the northern towns with the District and borders onto both Dartford and London Boroughs. It has great transport links being just off the M25 and only a short train journey to London. As such, these improved sport and ancillary facilities can hold sports tournaments that can bring people from Kent and further afield to Swanley. These visitors will create additional revenue for the local economy.</p>
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6	Social	<p>This project will see a facility being provided that is supported by over 14 clubs. It will also benefit 549 students and their parents/carers and families. The health benefits of physical activity and exercise is well documented. Exercise can reduce your risk of major illnesses, such as heart disease, stroke, type 2 diabetes and cancer by up to 50% and lower your risk of early death by up to 30%***. (***)www.nhs.uk/live-well/exercise/exercise-health-benefits/)</p> <p>At the heart of this project is the priority that all sport facilities have, which is to increase capacity for pay and play and overall community access.</p> <p>This project will be a contributor to the reduction in health inequalities in an area of high deprivation (Swanley St Mary and White Oaks fall within the most deprived 20% wards (Lower Super Output Areas LSOA) nationally).</p> <p>The public benefit of this project can be seen not only by the local community that will be able to hire the facility for use but also the school community who are an integral part of Swanley and the White Oak Leisure Centre Project as a whole. As stated on our website (www.orchards-tkat.org) our vision is to ensure that pupils “...make positive contributions to the school community, and where students develop into responsible independent members of society.” This investment will</p>
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		<p>benefit pupils now and in years to come and will provide them with the opportunity to experience a wider range of activities both within the curriculum but also by engaging in sports and clubs outside of school. Harnessing an interest in healthy lifestyles at a young age enables the principles to be taken forward later in life and helps to create a healthier community. It is not only about our students but also our wider school community: our parents/carers; families; staff. From our experience as educators, we know that to provide the best opportunities to our students we should and do have impact on our wider school community. This project to improve the hall facilities and link in with the White Oak Leisure Centre Project and wider Swanley community really will re-inforce and cement our commitment to extending our learning, education and support to all those that are connected to Orchards Academy.</p>
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7	Environmental	<p>The current indoor sport facilities were built in 1965 and as such were not built with the same knowledge and expertise that is available today. This project will see the hall being refurbished to improve the insulation of the walls and roof and the addition of infrared heaters. Infrared heaters are more energy-efficient than other space heaters. Instead of heating the space in a room they directly warm up the objects and people in the room. This reduces heat loss and makes infrared heating panels a highly efficient and effective way to heat a large space such as a sports hall.</p> <p>Orchards Academy is in close proximity to White Oak Leisure Centre where clubs and users of the sports hall will no longer be able to participate in their activity from winter 2021/22. The provision of this facility at Orchards Academy will ensure that travel times and the number of journeys are not increased (which would be the case if clubs had to relocate to other towns across the District). The site is accessible on foot, bike and by bus.</p>
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		<p>In addition, Orchard Academy students and their families, (a high percentage of which live in the local area) can access and use the facilities without the need to travel.</p>
<p>8</p>	<p>Is the need for the scheme identified in any adopted strategy/plan? E.g. Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which?</p>	<p><u>White Oak Leisure Centre</u> As part of the programmed works to White Oak Leisure Centre which were agreed at a full Council meeting of Sevenoaks District Council on the 21st April 2020, approval was also sought and gained for enhancements to the Orchards Academy sports hall in Swanley to accommodate sports clubs who need a 4 court sports hall.</p> <p><u>SDC Community Plan Priorities 2019-2022</u> In accordance with the SDC Community Plan Priorities 2019-2022, the Council recognises that health is not just about health care. “It is about lifestyle choices, decent housing, social networks and access to leisure and open spaces.” The aim is to introduce further preventative measures for a healthy lifestyle; investment in leisure services and infrastructure is recognised as a key method of achieving this. Investment into Orchards Academy will ensure that there is a sustainable provision of a 4 court hall and 3G pitch going forward. This project supports the following priorities in Sevenoaks Districts Community Plan:</p> <ul style="list-style-type: none"> • “Make it easier for people to travel to key local services and improve infrastructure” – by ensuring the sports provision is maintained in Swanley rather than clubs and users having to travel to neighbouring towns. • “Reduce health inequalities and improve health and wellbeing for all” – by providing a sporting facility in an area of deprivation that will provide initiatives that will impact on obesity, long term health conditions, mental health and physical activity, loneliness and isolation.

- “Encourage access to health services for all” – by encouraging people with disabilities to take part in sport and volunteering and also supporting the retention of existing sport and leisure.
- “Improves outcomes for children and young people” – by providing a resource that can be used by children and young people not only now but for future generations.
- “Supports people to lead safe, independent and fulfilling lives” – by providing an opportunity for local people to meet and participate in sport together and thus reducing isolation and loneliness.

SDC Sport Facility Strategy 2017 –

This strategy highlights the need to develop additional Community Use Agreements (CUA) to both secure existing, and develop increased opportunities for pay and play usage – particularly for sports halls. As an existing facility that is in poor condition, this project directly supports this aspect of the Strategy. Orchards Academy is committed to providing a facility that is available to the local community that will provide these opportunities whilst also safeguarding the provision for future generations.

There are no other sports halls of this size in the local area. The strategy identifies the need to improve accessibility to provision at a local level, particularly for those without access to a car, who may not be able to travel to other facilities outside the District. Without investment in Orchards Academy, users will need to travel to neighbouring towns like Dartford and Sevenoaks to use their already busy facilities. The Strategy also highlights the need to make better use of all existing facilities, irrespective of provider. It mentions the need to extend access to education sites at evenings and weekends which are currently unavailable. Orchards Academy is

		<p>committed to open the facility to the community in the evenings and weekends as is set out in the CUA with SDC.</p> <p><u>Local Football Facility Plan (LFFP)</u></p> <p>The second phase of our project is to re-surface 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). The LFFP identifies the priority projects for potential investment in Sevenoaks District. Following a period of consultation, a priority project list was drawn up of which Orchards Academy is one of only 4 sites in the District that are earmarked to receive investment to upgrade to 3G.</p>
9	How does the scheme identify with the Council's Infrastructure Delivery Plan (IDP) and its priorities?	The upgrading of the existing facilities of Orchards Academy is identified as an 'education facility' under the Council's Infrastructure Delivery Plan. Appendix A – Schedule of Infrastructure Requirements – identifies that secondary education in Swanley / Hextable is a medium priority.

Funding

10	Total Project Cost	£446,000
11	Funding required from CIL:	£158,000
	Please identify other funding sources for this project, what contribution they are making and why these cannot be used to fund the scheme in its entirety.	1) £130,000 - partnership funding from SDC. This funding has been agreed.
	Please provide the status of each source of funding for example whether it has been formally agreed,	2) £106,000 – Orchards Academy / TKAT - The trust is planning to provide funding for both the years 2021/22 and 2022/23 for works specifically on the Sports Hall, which will both improve the condition of various elements ie. flat roofing above the shower/changing and toilet areas, also improve the thermal properties of these elements.

<p>whether it has already been paid, whether it has been agreed in principle, if you are waiting for a decision in regard to the funding, or whether you are investigating the source of funding etc.</p>	<p>3) £25,000 - Football Foundation (FF) Small Grant Scheme –The FF have confirmed we are eligible for funding towards the refurbishment of the changing and shower facility and have recommended we submit a bid in January 2021</p> <p>4) £10,000 - Kent Sport Capital Projects Upon consultation and advice from Kent Sports Funding and Partnerships Manager, we will be submitting our application in February 2021 to tie in with the new financial year.</p> <p>5) £10,000 – KCC member fund - This application will be submitted in January 2021.</p> <p>6) £7,000 – Peter Harrison Foundation – Application to be submitted to the April 2021 trustee meeting.</p> <p>7) Swanley Town Council (STC) – An expression of interest was made however due to a lack of funds being available in the Swanley Town Council CIL fund we were unable to submit a bid.</p> <p>8) Sport England – The original funding plan included utilising the Sport England Community Asset Fund. However, following discussions with Sport England it became apparent that due to the Covid 19 pandemic this fund is no longer open to applications such as this. Early indications show that it will be some time before this fund is re-opened, if at all.</p> <p>9) Further sources of funding are currently being investigated and explored.</p>
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12	Is this bid for staged payments?	Yes –3 equal payments
	Will staged payments be accepted?	Yes
	Please provide details of anticipated funding requirements and timetable	It is anticipated that the first payment will be required April 2021, June 2021 with the final due in September 2021.

13	Has a bid(s) for CIL funding been made to relevant town and parish councils?	Bid made (please delete as appropriate):	Yes
		Details of bid	A request to put a funding bid into STC has been made however we have been informed that there are no funds available to be allocated at this time.
		Decision made (please delete as appropriate):	See above
		Details of decision:	See above
	If this bid is being made by a Parish or Town Council and no CIL funds have been contributed by them, please provide an explanation for this.	N/A	

14	Would the scheme be fully funded if the CIL contribution is agreed?	Yes - The project scope can be widened or adjusted to the funding available.
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15	Has this scheme already benefited from CIL funding through the CIL Spending Board?	No	
		If Yes; Please provide further justification as to why further CIL funding is required for this project.	N/A

16	Has this scheme/land/building already benefited from funding from Sevenoaks District Council? Note- this can include grants, section 106s, a Community Fund etc.	Yes.	
		If Yes; Please provide further details of amount and the project involved.	This scheme has benefited from £130,000 funding from SDC. The funding was made available as part of the £20m White Oak

			Leisure Centre project. The White Oak Leisure Centre project received a contribution of £900,000 from CIL funding in December 2019.
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Deliverability

17	Does your organisation have the legal right to carry out the proposed scheme?	Yes	
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18	Anticipated start date for delivery of the scheme:	Planning & pre-construction phases of work will be started in January 2021 with an anticipated construction phase start of May 2021.	
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19	Anticipated finish date for the delivery of the scheme:	The SDC funded element of work, any CIL funded works and first phase of TKAT funded works will be completed by the start of the Autumn Term (September 2021). The second phase of TKAT funded works will be completed a year later (September 2022).	
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20	Anticipated date when CIL funding will need to be made available:	April 2021	
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21	Does land need to be purchased to facilitate the scheme?	No	
		Please provide details	The project consists of the upgrade of existing facilities

22	Please provide a consultation plan to let SDC know when they can expect progress reports on the project.	It is proposed that during the pre-construction phases, updates will be provided at key milestones. These will be, planning approval, appointment of consultant/Project Manager, specification approval, tenders returned and reported, appointment of contractor and pre-start meeting. Once the work starts on site the reports will convert to monthly and will coincide with the monthly progress meetings on site until project completion.	
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23	Please provide details of the management and timescales of the project.	<p>The Client's representative for the scheme will be Justin Culver, who will report directly into the trusts SLT through Steve Dickman (Director of Finance & Operations). TKAT will appoint a consultant through a competitive procurement method to design and manage the project to completion. They will appoint any sub-consultants as necessary to ensure the project is designed and managed appropriately, including any pre-construction surveys and testing. The consultant will manage the tendering process and report on the returned tenders. They will also appoint the contractor on behalf of the trust and manage the construction phase to completion and release of any retained money at the end of defects period (12 months from Practical Completion).</p> <p>The proposed main project timetable (subject to receiving funding), would be;</p> <p>Appoint consultant early February 2021 Tenders out for pricing late March 2021 Appointment of Contractor Mid April 2021 Start of Construction Phase Mid May 2021 Completion of Construction Phase End of August 2021.</p>
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24	Has consultation been carried out on the scheme or is any planned?	<p>Yes</p> <p>Please provide details (Note: Results can be attached separately if necessary.)</p> <p>The consultation on this project is ongoing. We are consulting with hirers that are no longer able to use the facilities in their current state. We are also consulting with local sports clubs and groups that will utilise the facility once improved and Swanley Sports Forum (a forum for local clubs to come together to share good practice and ideas).</p> <p>Initial results have shown support from 14 clubs / groups. 64% of which have said the project will enable them to offer more sessions, 57% will be able to expand their</p>
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			memberships and 78% will be able to expand to become more accessible to all.
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25	Is a relevant SDC ward member(s) supportive of the scheme?	Yes	
		You may provide the signature of an SDC ward member or an email from them to cil@sevenoaks.gov.uk .	An email of support has been provided by Cllr Dyball, Portfolio Holder for People & Places / Ward member St Mary's, Swanley.

26	Is the relevant town/parish council supportive of the scheme?	Yes	
		Signature of a town/parish council chairman, clerk or chief executive (Note: An email from them to cil@sevenoaks.gov.uk would also be sufficient).	An email of support has been provided by Swanley Town Council.

27	Do you have any other local support for the scheme? This can be in the form of businesses, community groups etc.	Yes	
		Please provide details of local support. (Note: An email from a relevant party to cil@sevenoaks.gov.uk would also be sufficient).	<p>We have received confirmation of support from (emails sent directly to CIL inbox):</p> <ul style="list-style-type: none"> ○ Swanley Town Council ○ Swanley Sports Forum ○ Swanley Netball Club ○ Parents of pupils at Orchards Academy <p>Support confirmed from Clubs & Users during consultation (see question 24):</p> <ul style="list-style-type: none"> ○ AFC Green Court ○ NB Tennis ○ Swanley Boxing Club ○ Whiteoak Primetime

			<ul style="list-style-type: none"> ○ Sutton Athletic FC ○ SupaJam ○ Zens FC ○ Swanley Football Club ○ Swanley Netball Club ○ AFC Unity ○ Swanley RFC ○ Swanley Gym Fit ○ Sevenoaks Suns Basketball Club ○ Swanley Oaks Football Club ○ Kent Public Health – Awaiting letter ○ Sevenoaks District Access Group – Awaiting letter
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Maintenance

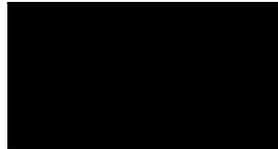
28	Which organisation will be responsible for ongoing maintenance?	Orchards Academy / TKAT will manage the ongoing maintenance according to our business plan.
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29	Are funding arrangements in place for maintenance?	Yes	
		Please provide details	A proportion of any revenue received will be set aside for the cyclical replacement or upgrading of elements that will deteriorate with use, such as the hall floor and elements in the toilets/showers. Our Community Use Agreement and Funding Agreement with SDC also outline this process.

30	Please provide any further comments here. This could include if there are any other infrastructure projects that are related to this bid or any that rely on this bid.	
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Declaration

I am authorised to submit this bid for funding on behalf of the organisation that I represent. At the time of writing, the information contained in this submission (including appendices) is correct and true to the best of my knowledge. If CIL funding is committed and circumstances change prior to the completion of the scheme, the organisation that I represent will notify Sevenoaks District Council. The Council will reserve the right to reconsider the allocation of funding. If CIL funding is committed to the above project then the organisation that I represent commits to providing Sevenoaks District Council with sufficient information to enable it to undertake its reporting requirements under the CIL Regulations 2010 (as amended), or any subsequent relevant regulations.



Signature

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Steve Dickman

Name

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Position

Director of Finance and Operations

Further information:

Name, role and contact details of the person that will be the contact for this bid:	Alison Pearce, Business Manager, Orchards Academy (01322 616121)
Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid:	Justin Culver, Asset Program Manager for the Trust [REDACTED]
Name, role and contact details of the person that will be the point of contact and responsible for the Legal Contract:	Belinda Clack, Head of Asset Development for the Trust [REDACTED]
Name, role and contact details of the person that will be legally responsible for receiving the CIL fund*:	Steve Dickman, Director of Finance and Operations for the Trust [REDACTED]
Full company/charity name:	The Kemnal Academies Trust
Registered No:	N/A As an Academy Trust we are an Exempt Charity

Privacy Notice

The personal data which is collected within this form is reasonably necessary for its public task of processing your application for CIL grant funding. This includes considering whether to grant the application and to ensure the effective management of CIL grant funding if approved.

If your application is unsuccessful then personal information will be retained for a period of 10 years after the application is refused. The personal data shall then be deleted except for any information made public under the Council's other legal obligations (including the Access to Information provisions of the Local Government Act 1972 or the Freedom of Information Act). If your application is successful then your data will be retained for the duration of the project applied for and for the full period in which the contract under which the monies are transferred is enforceable. The personal information will then be deleted, except for any information made public under the Council's other legal obligations. Any information relating to this application which is deleted will be deleted in accordance with the Council's standard record retention practice.

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