

COMMUNITY BUILDING COMMUNITY ENGAGEMENT REVIEW.

Background

The Borough Council agreed as part of a section 106 agreement for Heritage Park, a community building was proposed to be built however, it was not clear that the ownership would be transferred to the Parish Council until Jan 2017 (see Appendix C).

A meeting was held in July 2013 to ask community groups their opinions on the proposed community building. In August 2013, a list of requirements for the building was collated which required the building to be changed, however the footprint of the building was fixed only internal changes would be acceptable.

Tutbury Parish Council enquired if the monetary value of the building could be released instead of the building to improve existing community buildings. This was not agreed and was not part of the section 106 agreement.

Councillors visited other sites to look at layout storage and room sizes

The removal of a ceiling would result in a slightly raised roof height for playing of sports such as badminton and basketball. A change to the internal layout can be made in terms of removing the changing rooms and making more internal rooms and storage space.

Plans have been changed and planning permission amended resulting in the current building proposal. The green space would be maintained by East Staffs Borough Council.

A meeting of interested councillors was held 9th February 2017 to set up a working party to achieve the following aims;

- a) to ensure the wider populations were aware of the proposal / availability of the building.**
- b) to engage with interested parties / groups and co-ordinate discussions on it's use and the best layout for all.**
- c) Find potential users of the building to form a management committee.**

A Facebook page was set up

A flyer was distributed to every house in Tutbury see appendix B inviting people to a meeting on 27th April 13 people attended this meeting, around 18 people attended previous meetings. A subsequent meeting was held on 22nd May 2017.

Based on local Community Buildings annual running costs are estimated to range from £5k to £20k. However, a business plan to cover these costs will be drawn up and community usage should cover this. A management committee would be formed to cover costs going forward. Initial set up finance is required.

- Costings established so far;
 - Rolleston Scout Hut Circa £20k (includes grass cutting)
 - Trentside Cricket Club £20289 (includes grass cutting)
 - Tosca £12408 + PC changing rooms £4.5k / £1.9k ~ £15k

- Based on the above £20k / 48 weeks per yr at £8 / hr would need 52 hours a week 8 ¾ hrs per day 6 days to meet this target on rental alone.

At £10 hour would be 42 hours a week for 48 weeks 6 hours a day every day

If the running costs were nearer to £12k as it is a new building with no grass cutting costs.

Then costs would be approx £230 a week approx. 30 hours at £8 an hour

The furniture and contents of the building will have to be purchased and funds raised to do this.

- There had been no real new interest from existing groups in the building;
 - An enquiry had been rec'd as to whether the building would be dog friendly, potential for Dog training class.
 - A resident outside of Tutbury who had attended the previous meeting, mentioned the potential for moving several football teams he is involved with in Hilton to Tutbury. His concern was that there would be a requirement for floodlighting if the pitches were to be used 12 months of the year. This would require additional funding

He was also concerned about the car parking space should there be 2/3 teams there at a time around 40 car parking spaces would be required.

REVIEW

A modern council should be listening to the views of the community and find ways in which they can influence the decisions of the council.

Has there been sufficient community engagement for the council to decide on the erection of the community building if the property was transferred to the Parish Council?

CONSIDERATIONS

Which community groups would this building affect?

Current community groups within tutbury include;

Preschool, primary and secondary school children.

Young adults attending college, apprenticeship and employment.

Employed, unemployed, self-employed, business, shops, cafe and pub owners.

Tutbury has supported dwellings such as bungalows for the elderly, housing association and council houses.

There is a catholic church, church of England church and a chapel with different congregations.

Local scout group with young people attending from 6-18yrs.

Community groups include Tutbury Band, Civic society, Women's Institute, Ramblers, Bowls, Cricket and football clubs, Horticultural club, Flower club, Local choirs, Fitness groups, Arts group, Drama society, University of the 3rd Age and the village hall committee.

Groups also include people who live on their own, elderly, disabled, shift works, part time workers, single parents, carers, residents whose first language that is not English. Individuals that are unable to read or access the internet, have mobility problems or no access to transport. These groups are harder to reach and could be more vulnerable to council changes.

What is the impact on the parishioners if the proposed building was built?

This will impact on all tax payers, if the precept must be increased, the potential risk would be an increase of 20-25% % around £8 a year per household. If funding could not be secured elsewhere to support it. There is likely to be an increase in the ESBC Tutbury charge to pay for the grass cutting element of Heritage Park

Potential users of the facility and the next generation of potential users of the facility.

The residents on Heritage Park development.

What communication methods have been used to reach the target groups?

Meetings were held in 2013 with potential community group users.

Consultations were made with the parishioners regarding the development in the planning phase of the development 2013.

The residents of the Burton Road Estate would have been made aware of the plans of the community building when they purchased their house.

A flyer has been sent in April 2017 informing every resident that a community building is going to be built and inviting the public to a working party meeting in the same week if they were interested in getting involved.

How effective was the community engagement undertaken?

The flyer informed the resident that a building was to be built.

The flyer was aimed at people who had existing interest in community services.

13 people attended the meeting that was advertised in the flyer. Parishioners who could not attend a meeting might be shift workers, single parents, carers, those without transport, those with language/ hearing difficulties or confidence/ ability in speaking at meetings, those with existing evening commitments.

An email address, Facebook page and phone number were available for people to request further information, who did not attend the meeting. The flyer was a working party document rather than an official parish council communication.

Comments and feedback were posted on Facebook.

The flyer did not invite the parishioner to be consulted on the decision of the adoption of the community building by the Parish Council.

Suggested Community engagement going forward.

If there is to be an increase in the precept, this will affect all the community groups identified. Further engagement with the community is recommended.

Information needs to be distributed to the parishioners outlining the costs and benefits of the proposed building and a request for feedback.

Parishioners should be given the opportunity to vote for or against the community building proposal. This feedback may be collected in a variety of ways;

A letter to all residents including all relevant information on the community building proposal with a response request via;

Pre paid reply slip

text message reply

an online survey,

request for a face to face meeting appointment slots at surgery or home visit.

A request for a telephone survey.

Voting boxes in local shops.

Results should be collated and then communicated to the parishioners on the outcome of their engagement.

Appendix A
BURTON ROAD COMMUNITY FACILITIES
COLLATED REQUIREMENTS RECEIVED FROM LOCAL GROUPS

Tutbury Band

- floor space required 12m x 8m
- adequate parking, i.e. for at least 40 vehicles
- sufficient chairs to seat all band members during rehearsals, potentially up to 80+ chairs required
- the issue of acoustics is always going to be a consideration; halls designed primarily for sports use generally have hard surfaces that will bounce sound back
- accessible, lockable storage would be a bonus (our present storage facilities in the Village Hall are under the stage and not secure)
- the comparative cost of hiring the hall week by week would also be a factor

Scouts

- a large multipurpose room, large enough to hold section meetings along with fundraising / social events i.e. talent shows, bingo nights etc (similar size to village hall)
- maybe one or two smaller "breakout rooms" for small group activities during section meeting nights
- although obviously not a requirement of the Scout Group it would be ideal if the building was multifunctional and could be used by many community groups to take the strain off the village hall
- kitchen with serving hatch type arrangement
- toilet facilities would not need to be as extensive as shown on the preliminary plan. One set of male, female and disabled toilets would be adequate with potential a shower in each
- as mentioned at the meeting, due to the nature of our group we do have a lot of equipment (tents, camping equipment etc) which we would benefit from a dedicated secure storage area. During certain times of year (summer!) frequent access would be required to this therefore in the ideal world, the ability to access without disturbing any current users of the hall etc would be great!

Tutbury Tigers

- See meeting notes

Tutbury Badminton Club

- Reply awaited – (see attached sheet)

Cllr Guest

Thoughts on community building:-

- The building would be better re located more into green area, giving more space for car parking, and an ability to grow in years to come; for noise and general use would this would be easier
- It would preferable to have the change of use from industrial to houses.
- The building needs to be mostly for organisation like the scouts, sports groups, dance and indoor keep fit,
- Toilet showers - two sets of toilets required for the function/hall area and changing area
- Function room for party, disco, with folding doors to green area for tents, so it can have enough capacity, for large events, concerts etc
- Smaller break out rooms for private hire.
- Kitchen - needs to be suitable for groups such as the scouts and other types of functions; stainless steel fittings throughout, big fridge and freezer. Hotplates etc possible dishwasher
- Electrics, gas, water and communication links needed. Electricity points and water stands required outside for use during events.
- Good storage facilities for inside and outdoor equipment e.g. chairs, tables play stuff etc
- Hard standing needed and an ability to reverse or manoeuvre.
- Heating and insulation – most economic and energy efficient e.g. ground source heat pumps, solar heating, bore hole for water, or collection system for water runoff.

SP August 2013

Developing the Right Sports Hall

Sports Data Sheets

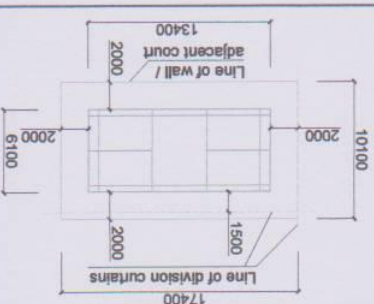
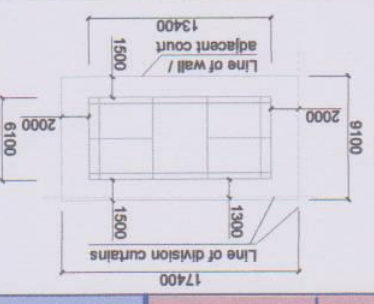
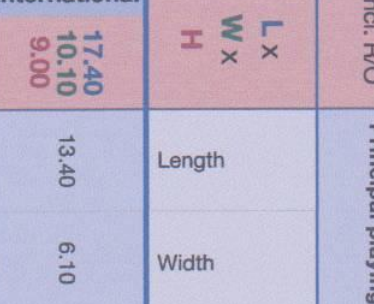
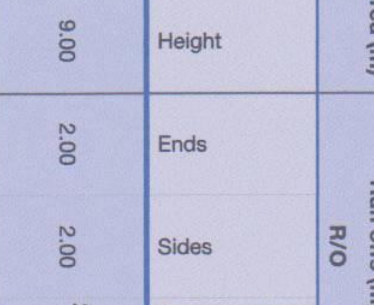
Primary Sport

Badminton

Badminton - Overview

Source of information:

<http://www.badmintonengland.co.uk>
http://www.sportengland.org/facilities_planning/design_and_cost_guidance.aspx

International		Premier		Community		Club					
											
Overall space (m) Incl. R/O		Principal playing area (m)			Run offs (m)		Additional areas (m)		Specification		
L x W x H		Length	Width	Height	Ends	Sides	Between courts / Between courts with a dividing net	Space for teams (T) and match officials (O)	Spectator seating	Flooring	Lighting
International 17.40 10.10 9.00		13.40	6.10	9.00	2.00	2.00	Sides: 2.00/3.00 Ends: - /4.00	Essential	Essential	Combined elastics	1000 lux 0.7 Emin eav
Premier 17.40 9.10 9.00		13.40	6.10	9.00	2.00	1.50	Sides: 1.50/2.60 Ends: - /4.00	Optional	Optional	Combined, area or mixed elastics	500 lux 0.7 Emin eav
Club 17.40 9.10 7.50		13.40	6.10	7.50	2.00	1.50	Sides: 1.50/2.60 Ends: - /3.00	Optional	Optional	Combined, area or mixed elastics	500 lux 0.7 Emin eav
Community 17.40 9.10 6.70		13.40	6.10	6.70	2.00	1.50	Sides: 1.50/2.40 Ends: - /3.00	Optional	Optional	Combined, area or mixed elastics	500 lux 0.7 Emin eav



Opportunity for a NEW COMMUNITY BUILDING in Tutbury

A community building is to be built for the benefit of Tutbury and its residents as part of the development on Burton Road, at the top of Tutbury.



A working party has been established in order to;

- 1) Establish potential users and determine the most appropriate internal layout for the final building plans later this year.
- 2) If possible identify a group / body, or number of groups / bodies to take on the running of the building.
- 3) Create a proposal and business case for the running of the building based on potential users for review by the Parish / Borough Councils.

For further information, or to register your interest, please telephone 01283 – 812937 , E-mail tutcommbuild@yahoo.com, or find us on Facebook 'Tutbury New Community Building'

The next working party meeting is to be held on Thurs 27th April, 7:15PM, at the Tutbury Institute, Tutbury High Street.

TUTBURY COMMUNITY BUILDING

A meeting of the Parish Council was held with Peveril Homes, Stone Planning and East Staffordshire Borough Council in the Charity Office, Duke Street, Tutbury

Monday 10th January 2017 4.15pm.

Those present were Parish Cllrs W Crossley (Chairman), F Crossley, C Smedley, S Adams. T Spencer Smith.

C El Hakiem East Staffordshire Borough Council, P Stone Stone Planning, J Smith Peveril Homes. The Clerk K Duffill was in attendance.

The clerk distributed copies of the updated community building plans. The building had been amended slightly but no more changes would be made to windows or matters that would need any planning changes. Planning permission had been received for the recent amendments. However, the internal layout could be changed if the changing rooms were not required.

Mr Stone stated that now the building was agreed, the next step was to agree the ownership. He stated that East Staffordshire Borough Council would not take on the running and maintenance of the building. The ownership would need to be passed to the Parish Council or another community group and the legal documents signed before building commenced.

Cllr W Crossley expressed his disappointment that the Parish council were not consulted over the 106-agreement regarding ownership of the building and that the East Staffs Borough Council, (ESBC) would not support the Parish in funding or running it. Cllr Crossley is aware of the issues in running such a building and the costs involved and potential problems. Currently the Parish Council have no resources to run such a building. However, there are many community groups in Tutbury that may use it. Cllr Crossley was mindful that the new community at Burton Road would need to be consulted in their needs which they have not been able to do, until the houses are occupied. Therefore, the transfer of ownership to the Parish Council was not easy or straightforward.

Ms C Hakiem confirmed that the Borough Council' would take ownership of the Green space and the play area that is due to be installed when the building in that area has been completed. ESBC will be receiving funds for maintenance for the green space and play area. However, no funds were available to the Parish Council for the running or upkeep of the community building.

The clerk raised concern that the green space near the community building was an integral part of the usage of the building and yet would not be responsible for it. She requested the Parish Council are involved in the planning of the green space, as the Parish Council may want an alternative to a sports pitch. Ms C Hakiem agreed that the Parish Council would be consulted in the use of the green space.

The clerk enquired if the green space/ sports pitch would be floodlit. Mr Stone stated that lighting would not be provided and further planning permission would be required.

Questions were raised regarding the legal transfer of the building. Mr Stone stated that the legal transfer maybe freehold or leasehold, but there would be a covenant on the building that it was used purely for community use and a change of use to a business would not be granted. The building and land is a gift to the community and was included in the section 106 agreement due to the objections from the community. Mr Smith from Peveril added if there was not sufficient demand from the community the building does not have to be built.

Cllr W Crossley advised that there are many community groups that could use the building. The impact of the use on other community buildings would also need to be reviewed in the process to assess the impact.

The clerk raised concern regarding the hedge on Green Lane as the farmer no longer cuts this hedge it was now a safety concern particularly with an increase in traffic due to the development. Mr Smith agreed to get the hedge cut.

Recommendations

- Karen Duffill will add this matter to the agenda for next Parish Council meeting.
- ESBC will work with the Parish Council in the planning of the green space
- Parish Council will consult with the community and seek advice on formulating a business plan of the cost and risk implications.

- Assessment of the impact a new building would have on current community facilities should be carried out.
- The ownership should be finalised before the start of next year 2018 with a view to the building to be completed later next year.
- Peveril Homes agreed to cut the hedge on Green Lane.