
TITLE: COMMUNITY INFRASTRUCTURE LEVY FUNDING REQUEST

Committee: Finance & Assets Committee

Date: 25 March 2021

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[V163]

1.0 ISSUE

- 1.1 To consider the allocation of £180,000 to the first phase of improvements to Gardiner Memorial Hall and to provide an in principle agreement to support the opportunity for further funding of Phase 2.

2.0 RECOMMENDATIONS

- 2.1 Members are requested to:

- i) Approve the allocation of £180,000 to Phase 1 of the Gardiner Memorial Hall Project improvement Project; and
- ii) Agree an in principle agreement to provide future funding for Phase 2 of the Gardiner Memorial Hall Improvement Project as set out in 4.6 and 4.7 of this report

3.0 BACKGROUND/OPTIONS

- 3.1 East Cambridgeshire District Council introduced the Community Infrastructure Levy (CIL) on 1st February 2013. The contributions raised through this levy are used to fund, in whole or in part, the necessary infrastructure to support growth and development in the district.
- 3.2 In order for infrastructure to benefit from CIL funding, it must be included on the Council's Community Infrastructure Levy Infrastructure List.

4.0 ARGUMENTS/CONCLUSIONS

- 4.1 On 23 February 2021 (Agenda Item 11), Members approved the inclusion of the Gardiner Memorial Hall Improvement Project on the CIL Infrastructure List.
- 4.2 Since the Council meeting, Officers have met with Burwell Parish Council representatives to discuss the proposals for Gardiner Memorial Hall. Burwell Parish Council has confirmed that the project has been split into two phases. The first phase is the refurbishment of Gardiner Memorial Hall which include improvements to the kitchen, stage, toilets and utilities. In addition the roof will be insulated, the windows will be replaced with double glazing, LED lighting will be installed and the electric heating will be replaced by an air source heat pump heating system.

- 4.3 The first phase of project has been costed at £563,000 and Burwell Parish Council is requesting a contribution from ECDC CIL funding of £180,000.
- 4.4 The first phase of the project will include funding from Burwell Parish Council's own CIL fund, funding from Cambridgeshire County Council and a bid has been submitted to another external funder. The funding from Burwell Parish Council's own CIL fund has been formally approved by the Parish Council, as has funding from Cambridgeshire County Council. Burwell Parish Council await the outcome of the bid from the other external funder.
- 4.5 Due to the fact that not all of the funding required for the refurbishment of Gardiner Memorial Hall has been secured, release of CIL funds will be conditional upon the Council receiving written confirmation from Burwell Parish Council that the project is fully funded.
- 4.6 The second phase of the project is a new build extension to Gardiner Memorial Hall that would create a flexible multi-purpose meeting space including two Business Hub pods. This phase of the project is not yet funded. However, Burwell Parish Council has requested that Finance and Assets Committee consider an 'in principle agreement' that the District Council would be willing to make a contribution which equates to no more than a third of the overall project costs for Phase 2 of the project.
- 4.7 Currently the estimated cost for Phase 2 is estimated at £115,000. Members do not need to make a decision to release funds at this stage and once the Parish Council has made progress on other funding streams for Phase 2, a formal request will be considered by the Finance & Assets Committee at a future meeting.
- 4.8 Improvements to Gardiner Memorial Hall is included on the Council's Infrastructure List and as such is capable of benefiting from CIL funding.
- 4.9 There are sufficient funds in the CIL account to meet this request and as such, for the reasons set out above, Members are recommended to approve the allocation.
- 5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT/CARBON IMPACT ASSESSMENT
- 5.1 The amount of CIL funding requested is available from CIL receipts.
- 5.2 Equality Impact Assessment (EIA) not required.
- 5.3 Carbon Impact Assessment (CIA) completed. In summary, the CIA concluded as follows:

Directly, this proposal will not affect ECDC's energy/carbon consumption (because ECDC is simply grant funding a separate body), but as ECDC is the

part funder of a project, then the impact has been assessed on the basis of the end product rather than just the decision to award the grant.

Overall, the project should have a net carbon benefit. On the plus side, the proposal will refurbish an existing building (which is less carbon intensive than a demolish/re-build proposal), and improve the energy efficiency of that building significantly. On the negative side, the refurbishment will involve some construction and use of materials, which will have an embodied energy / embodied carbon element. Overall, however, it is probably that in the long term, the net result will be to reduced carbon emissions.

6.0 APPENDICES

6.1 None

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer</u>
ECDC CIL Infrastructure List – February 2021	Room 12 The Grange, Ely	Sally Bonnett Infrastructure and Strategy Manager (01353) 616451 sally.bonnett@eastcambs.gov.uk
Minutes of the Council meeting held on 23 February 2021		