
COMMUNITY INFRASTRUCTURE LEVY FUNDING REQUEST

Committee: Finance & Assets Committee

Date: 24 November 2022

Author: Director Community

[X108]

1.0 ISSUE

1.1 To consider the allocation of up to £766,666 to the Stretham Community Hub project.

2.0 RECOMMENDATION(S)

2.1 Members are requested to approve the expenditure of up to £766,666 to the Stretham Community Hub project.

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 Councils Community Infrastructure Levy Infrastructure List. 'District Wide Community Facilities' was added to the list at the Full Council meeting held on 21 October 2021.

3.3 Stretham Parish Council is requesting a CIL funding contribution of £766,666 towards the Stretham Community Hub project. The Hub will provide a new community facility including a main hall, community café, kitchen and courtyards in Phase 1, linked to micro-retail units in Phase 2 and a GP Premises and additional function rooms in Phase 3.

3.4 A planning application for the for the Stretham Community Hub has been submitted (Planning Ref 22/00814/FUL). This planning application followed a large community consultation exercise, (details submitted as Statement of Community Consultation with the above planning application) which confirmed the need for the project and proposed a number of changes which were incorporated into the design.

3.5 The Parish Council has secured £750,000 of the total project cost of £2,376,666 and has submitted a Growth and Infrastructure Fund application for £700,000 which is being considered at this meeting. The remaining funding

required will be secured via the sale of existing Parish Rooms. If funding is awarded the project is due to commence before the end of in 2022.

- 3.6 A Parish Poll was held on 10 November 2022. The Parish Poll asked the following question:

'Do you agree that all further activity and spending on the Village Community Centre should be paused until after the Parish Council elections in May 2023? Yes or No'.

- 3.7 The proposal to which the question relates was carried on 10 November 2022. At the time of writing the report it is not known what action the Parish Council will take. The grant funding will be conditional on obtaining planning permission, securing match funding and milestones would be set for payment on invoice.

4.0 ARGUMENTS/CONCLUSIONS

- 4.1 The project will deliver a new community facility and is therefore included on the Councils CIL Infrastructure List and as such is capable of benefiting from CIL funding.
- 4.2 The project contributes to the delivery of the District Council's Corporate Plan under the 'Social and Community Infrastructure' heading.
- 4.3 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 of up to £766,666 to the Stretham Community Hub project.

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). Directly, the provision of funding (or not) would have no direct carbon implications on ECDC operations.
- 5.4 The Stretham Community Hub is designed from the start to have a long life, be as sustainable as possible and have a low carbon impact - both during construction and in operation - while providing an excellent facility to users. Renewables generation on site and minimization of waste energy will keep the running costs low, and the provision of EV chargers for the local community will assist with the move to EVs over the coming years.

6.0 APPENDICES

6.1 None

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer</u>
ECDC CIL Infrastructure List – October 2021	Room 105 The Grange, Ely	Sally Bonnett Director Community (01353) 61645 sally.bonnett@eastcambes.gov.uk