

## **REPORT TO EXECUTIVE**

Date of Meeting: 28<sup>th</sup> February 2022

## **REPORT TO COUNCIL**

Date of Meeting: 10<sup>th</sup> March 2022

Report of: Director of Culture, Leisure and Tourism

Title: Pinhoe Community Hub Business Proposal

### **Is this a Key Decision?**

No

### **Is this an Executive or Council Function?**

Council

#### **1. What is the report about?**

This report informs Council members of the work undertaken to date by the local community regarding the future development of the Pinhoe Community Hub. (“The Hub”)

#### **2. Recommendations:**

To recommend that Executive and Council:-

- (1) note the contents of the Business Case; and
- (2) authorise officers to work with the community group to assess the viability of the business case, noting that any recommendation around CIL would return to Executive and Council for determination.

#### **3. Reasons for the recommendation:**

The Council has previously supported the Pinhoe Community Hub Trustees with funding towards the high level feasibility of developing a Pinhoe Community Hub at Station Road, Pinhoe. The outcome of that feasibility study is the production of a business case (attached as appendix A).

Subject to Council approval, Officers will continue to work with the Trustees to further enhance the business case and develop a robust capital investment portfolio. At present the capital build is projected at £2million with a request of Council resources of £1.3m from CIL and Section 106 funds towards the project.

Subject to Council approval, the business case proposal will be reviewed by officers to identify potential funding resources, before a subsequent future recommendation to Executive and Council as part of a wider consideration of infrastructure priorities.

This wider consideration will include an update of the annual infrastructure funding statement and work on a Community Infrastructure Levy funding programme setting out key financial commitments to future infrastructure projects. These documents will be brought to Executive later in 2022.

#### **4. What are the resource implications including non financial resources?**

At this stage, there are no formal requests for financial resources.

Longer term the request for resources will be proposed to Council following the recommendation of the CIL Working Group.

The resource required to further work with the Pinhoe Hub Trustees included the planning team and the Active and Healthy People Team.

#### **5. Section 151 Officer comments:**

The section 151 Officer notes the intentions and will ensure that a detailed review is undertaken of the business plan prior to any final decision being presented to Council. The full financial implications will be set out, if required, in any report to Council requesting those resources.

#### **6. What are the legal aspects?**

None identified

#### **7. Monitoring Officer's comments:**

This report raises no issues for the Monitoring Officer because essentially this report is an update report for members' information. Any decisions about the business case will be decided at a future date as part of a further report setting out any other infrastructure priorities to be considered. This wider consideration will include an update of the annual Infrastructure Funding Statement setting out key financial commitments to future infrastructure projects.

#### **8. Report details:**

The Council has previously supported the Pinhoe Community Hub Trustees with funding towards the high level feasibility of developing a Pinhoe Community Hub at Station Road, Pinhoe. The outcome of that feasibility study is the production of a business case presented to Council Officers and Members on Friday 21<sup>st</sup> January.

The full business case is attached as Appendix A and will be reviewed by Officers, who will work with the Pinhoe Community Hub Trustees to further develop the business case and the funding portfolio to take the project forward.

##### **Pinhoe Hub Community Hub Business Case Summary**

The Community Hub project would provide a new multi-purpose community building in Station Road Playing Fields, on the edge of established development and new development. The location of the Community Hub is on the edge of several sizeable new housing developments, which will deliver at least 2,500 new homes and increase Pinhoe's population by 50%, from 6,000 residents in 2011 to 9,000 residents by 2022. The position of the Community Hub bridges both the established community and the new housing developments.

The building is proposed to comprise of:

- A new, purpose-built library (94 m<sup>2</sup>) - securing the future of Pinhoe Library.

- A Community Café (83 m<sup>2</sup>)
- A multi-use meeting space (83 m<sup>2</sup>)
- Two self-sufficient business hub and workspaces (27 m<sup>2</sup> and 22 m<sup>2</sup> with adjacent room (85 m<sup>2</sup>))
- Changing rooms for Sports and activities

### Building Development Costs

The build cost is estimated at just under £2m. An initial investment of £100,000 from Exeter City Council has enabled business and building plans for the Hub to be developed. The community aims to raise £765,000 from a range of funders including public, private and grant making bodies and trusts and through local fundraising. Added to this are potential contributions from property developers through CIL and Section 106 funding. To this end, a comprehensive and detailed Funding Strategy has been developed.

A Fundraising Group has been established to raise some local funding, although its primary role is to keep the local community engaged in and informed about the project. It is envisaged that local fundraising events organised by the Fundraising Group will continue following construction and will support revenue costs and local social events operating out of the Hub. The aim is to appoint a professional bid writer to approach larger trusts and grant-making bodies to secure the balance of funding required to construct the Hub.

**Table: Projected Building Expenditure and Potential Income Sources** (NOTE: This is an indicative funding model proposed by the Pinhoe Hub Trustees)

Expenditure	Amount	Income Source	Target
Architect Fees up to planning	£26,400	Exeter City Council (ECC) Grant from CIL contributions	£898,000
Technical Design	£33,600	<b>ECC New Homes Grant *</b>	<b>£100,000</b>
Completion and Handover	£12,400	<b>ECC S106 funding – Community facility</b>	<b>£199,738</b>
Planning Application Fee	£5,107	<b>ECC S106 funding – Changing rooms</b>	<b>£25,000</b>
Fixtures & Fittings	£100,000	Fundraising – grants	£745,000
Construction costs	£1,210,000	Crowdfunding	£14,000
<b>Contingency (2019 costs)</b>	£600,000	Community fundraising	5,800
<b>TOTAL</b>	<b>£1,987,507</b>	<b>TOTAL</b>	<b>£1,987,538</b>

- \* Already committed by ECC

The Pinhoe Community Hub Trustees provided a summary of how the hub will contribute towards Council strategic priorities:

### Tackling congestion and accessibility

- The hub will support the developing integrated transport hub which will provide linkage between car, train, cycle and bus (including Co-Bikes and Co-Car stands).

- It will provide both local community facilities and local business workspace reducing the need to travel and located at the transport hub the facilities can be reached by train, bus, bike or walking as alternatives to car use.

### **Promoting active and healthy lifestyles**

- The inclusion of changing rooms and fitness suite and its co-location with a full sized and junior pitch, MUGA, play area and soon to be added half pipe and BMX pump track support access to these opportunities for active and healthy lifestyles.
- The Hub has already established a reputation for running local events and activities and will draw these to the building along with the community cafe. This will bring a wide range of people into a supportive environment which has a range of activities to engage with including sports and exercise classes.
- The Hub incorporates an up to date, managed changing room to replace the dilapidated facilities currently drawing resources from ECC. This completes the significant investment made by ECC to replace the football pitches on site.
- It will represent a pit stop or destination for those using the cycle paths, including the E4 which passes close by.
- Close working with the adjacent GP practice to provide additional second tier and hospital outreach services and to encourage those visiting the GP practice to pop across the car park to the hub and encourage their engagement with the activities available.
- These aims are in line with the aspirations identified for Wonford Community Hub and supported by Sport England.

### **Building great neighbourhoods**

- The elements that make up the Hub specifically deliver the local community benefits identified within the Hill Barton and Monkerton Plan as needed to mitigate the local impact of the significant development it outlined.
- The Hub seeks to be accessible and attractive to all parts of the communities both established and new. The facilities offered were in part responding to an extensive local consultation. It will offer the only cafe facility in the area (outside of Sainsbury's) overlooking the new play area that ECC have installed.
- It includes a day care service for the elderly, host a number of activities for young people, has a library, meeting and training spaces and changing rooms.
- It will act as the bridge between and a focus to draw together the new and the established communities in the Ward.

Subject to Council approval, Officers will continue to work with the Trustees. At present the capital build is projected at c£2million with a potential request of Council resources of circa £1.3m from CIL and Section 106 funds towards the project.

Wider consideration will include an update of the annual infrastructure funding statement and work on a Community Infrastructure Levy funding programme setting out key financial commitments to future infrastructure projects. These documents will be brought to Executive later in 2022.

## **9. How does the decision contribute to the Council's Corporate Plan?**

### **Net Zero**

The Pinhoe Community Hub Business case identifies how the new community building is proposed to be part of a wider transport hub, encouraging residents to walk, cycle and use sustainable transport. The building design and subsequent development is proposed to be 'eco-friendly' with a focus on environmental considerations throughout the project

### **Building Great Neighbourhoods**

The proposed Hub will provide much needed community infrastructure in an area of significant and ongoing housing development. The Pinhoe Community Hub will serve the historic centre of Pinhoe alongside several new developments. The proposed facility includes a blend of community activities for all ages and backgrounds, and seeks to bring people together to connect and

### **Promoting Active & Healthy Lifestyles**

The proposed Hub, based at Station Road is directly connected to local sustainable transport options and will form part of a transport hub including a CoBikes station. The Hub overlooks the ECC play area and playing fields at Station Road and will provide functional space (e.g. sports club changing rooms and multi-use activity space) as well a place for people to stop and socialise whilst out on walks, bike rides or family visits to the play area.

## **10. What risks are there and how can they be reduced?**

By not progressing an option to work alongside the Pinhoe Hub Trustees to identify funding and further develop the business case, there is a danger the aspirational project of the community is likely to be delayed, or not progress with its current ambition.

Officers working alongside the Trustees can support with identifying additional sources of funding and help strengthen the business case.

## **11. Equality Act 2010 (The Act)**

11.1 Under the Act's Public Sector Equalities Duty, decision makers are required to consider the need to:

- eliminate discrimination, harassment, victimisation and any other prohibited conduct;
- advance equality by encouraging participation, removing disadvantage, taking account of disabilities and meeting people's needs; and
- foster good relations between people by tackling prejudice and promoting understanding.

11.2 In order to comply with the general duty authorities must assess the impact on equality of decisions, policies and practices. These duties do not prevent the authority from reducing services where necessary, but they offer a way of developing proposals that consider the impacts on all members of the community.

11.3 In making decisions the authority must take into account the potential impact of that decision in relation to age, disability, race/ethnicity (includes Gypsies and Travellers), sex

and gender, gender identity, religion and belief, sexual orientation, pregnant women and new and breastfeeding mothers, marriage and civil partnership status in coming to a decision.

11.4 In recommending this proposal, no potential impact has been identified on people with protected characteristics as determined by the Act at this stage. The detailed work on equality impact will be undertaken subject to Councils approval to progress with supporting the development of the business case and identifying potential funding sources.

## **12. Carbon Footprint (Environmental) Implications:**

There are no direct carbon/environmental impacts arising from the recommendations in this report. Subject to Council approval Officers will work with the Pinhoe Hub Trustees to explore the environmental impact of the proposed facility development and the contribution the hub will make to the Council's Net Zero agenda

## **13. Are there any other options?**

There is the option to not consider further support of the Pinhoe Community Hub Trustees in respect of developing the business case and identifying funding sources. This would place a significant barrier to the project progressing and the opportunity for the local community in Pinhoe to realise their ambition.

**Jon-Paul Hedge, Director**

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## **Local Government (Access to Information) Act 1972 (as amended)**

Background papers used in compiling this report:-

None

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