

## **REPORT TO EXECUTIVE**

Date of Meeting: 29<sup>th</sup> November 2022

## **REPORT TO COUNCIL**

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

Report of: Director of Culture, Leisure and Tourism

Title: Pinhoe Community Hub

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

No

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

Council

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

This report asks Council to approve in principle funding to the Pinhoe Community Hub, should full external funding outlined in the business case be achieved.

#### **2. Recommendations**

That the Executive recommend to Council to approve:-

2.1 of up to £1,222,707 CIL and Section 106 in principle funding towards the development of the Pinhoe Community Hub once full external funding is confirmed.

2.2 for officers to continue work with trustees. The funding would be released when the scheme is fully funded. Should this not be possible the matter should return to Council.

2.3 the development of an MOU with the Pinhoe Community Trustees to confirm the above.

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

3.1 Members are being asked to support up to £1,222,707 towards the capital programme, as identified in the Pinhoe Community Hub Trustees business case. £100,000 was already agreed & committed, currently £46,240 of this award has been spent with a further £53,760 to be drawn down.

3.2 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). At present the capital build is projected at £2million.

3.3 There have been significant development pressures in Pinhoe and the eastern side of the city in recent years and the concerns raised from the community regarding a lack of

community facilities. The strategic development, allocated at Monkerton in the current plan requires appropriate accompanying infrastructure. The Pinhoe Community Hub would help to improve local provision and therefore is considered important infrastructure.

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

4.1 The Council is committing in principle funding of up to £1,222,707 towards the capital programme of £1,987,507 as identified in the Pinhoe Community Hub Trustees business case.

4.2 In principle funding will be awarded to Pinhoe Community Hub Trustees subject to the full investment, including all external funding, for the programme be confirmed.

4.3 The funding is being committed in principle to enable the Pinhoe Community Hub Trustees to confirm with other existing or potential funders that a significant sum towards the build programme has been secured.

4.4 The Council will request formally in writing confirmation of the £764,800 of external funding yet to be confirmed in the business case as the Trustees build the investment portfolio.

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

5.1 If approved, the section 151 Officer will ensure an appropriate mechanism will be put in place to determine that the scheme is fully funded prior to release of the funds. Further updated financial information was requested from the Trustees to determine the viability of the scheme going forward and this is appended to the report.

5.2 Members will note that there is an estimate of a small requirement for grant support year on year. As the Council is unlikely to be able to provide further financial support, the section 151 Officer sought, and received, assurance that the Trustees have identified a range of opportunities to address this.

5.3 In addition to fundraising for the actual build of the structure, as this is to be run by a Charity, it is vital that Trustees ensure they have identified sufficient funds to maintain an appropriate level of reserves from year 1, in line with Charity rules.

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

None identified.

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

Given that this proposal has been identified on the CIL funding statement setting out key financial commitments to future infrastructure projects, this report raises no issues for the Monitoring officer.

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

Exeter City 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 (Appendix A) presented to Council Officers and Members on Friday 21<sup>st</sup> January.

It was agreed at Council on 10<sup>th</sup> March 2022 to support the Pinhoe Community Hub trustees to further develop the business case and for Officers to further review the case and present to the CIL working group for approval of funds

Whilst there have been no substantive changes to the existing business case, the Pinhoe Hub Trustees have:

- Continued running community engagement sessions with residents and other community groups with the local community builder. A common thread is regularly fed back - a lack of community space in Pinhoe.
- Appointed an additional trustee, Jakir Hussein following an Annual General Meeting. This is an addition to page 18 of the business plan.
- Provided a further detailed report of their bid writing research and targeted potential funders with recommendations for priority applications. Many are reliant on the trust reaching 50% of the total funding target. Subject to the council's confirmed financial commitment, the Trustees will further engage their bid specialist to further develop the detailed funding application approach.
- Continued with the local community fundraising target, exceeding last year's target of £2,000 and forecast exceeding this year's target of £3,000.
- Highlighted the need to reapply for planning permission from ECC.

### **Community Infrastructure Levy**

A report to Executive on 29<sup>th</sup> November 2022 brings the Annual Infrastructure Funding Statement for 2022 to the attention of Members for information. The statement sets out information relating to funding secured, received, committed and spent from the Community Infrastructure Levy (CIL) and well as Section 106 monies. It also includes an Infrastructure List identifying a series of projects which could benefit from Community Infrastructure Funding in future. It does not however provide financial commitments to any project set out in the Statement.

Finally, the Annual Infrastructure Funding Statement identifies a series of infrastructure projects which, in future, could be funded wholly, or in part, by the Community Infrastructure Levy. This is the 'Infrastructure List'. Due to the uncertain nature of future CIL receipts, this list should be regarded as a statement of the direction of travel. It does not identify specific funding commitments.

The Infrastructure List details a range of projects relating to strategic priorities such as supporting development of the Liveable Exeter programme, green infrastructure, net zero ambitions, cultural projects, environmental enhancement, community infrastructure and key maintenance. The list is not exhaustive.

The Pinhoe Community Hub is named on the Infrastructure List as a strategic community building project

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

The Community Hub project will 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.

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)<br>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.

Trustees will be encouraged to be ambitious with the search of external funds and local fundraising. At present the capital build is projected at c.£2million with a request of Council resources of £1.3m from CIL and Section 106 funds towards the project. The

Council will seek assurance and confirmation of external funds to match the Council's significant in principle funding support.

Subject to Council approval, community officers, portfolio holder, working alongside planning and legal colleagues will develop a Memorandum of Understanding with the Pinhoe Community Hub trustees. This will formally set out the ongoing partnership, shared commitment and in principle funding contribution subject to clear confirmation of the external funding position.

## **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.

There is a significant risk that inflation costs in the construction industry would make the project currently unviable. Trustees wish to position themselves into a situation where they are ready, should market conditions allow. Any additional costs would be met by a higher fundraising threshold rather than ECC contribution.

## **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.

**Director of Culture, Leisure and Tourism, Jon- Paul Hedge**

Author: James Bogue, Active & Healthy People Programme Lead

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

Background papers used in compiling this report:-

None

Contact for enquires:  
Democratic Services (Committees)  
Room 4.36  
01392 265275

