

Policy Group – 17 October 2018

Refurbishment of Corfe Castle village hall – request for funding support

1. Purpose of report

To consider providing match funding for an external funding application to assist in the completion of the Corfe Castle Village Hall refurbishment.

2. Key issues

- 2.1 Corfe Castle Village Hall Committee asked the Council for a financial contribution to the refurbishment of its village hall in January 2017, which Council agreed to support.
- 2.2 The village hall committee has been really successful in being awarded external grants, these including Viridor Credits, Talbot Village Trust and Corfe Castle Parish Council and many others.
- 2.3 Unforeseen additional work for a drainage scheme has affected the original budget for the project. Currently the funding limitations have meant that they have had to omit the finishing works and fit out of the community room and hub room.
- 2.4 The community room and smaller hub room will give flexibility for the community to hire these facilities for a variety of events and functions. There have been a number of messages of support for the use of these facilities, these can be found in **Appendix 1**.
- 2.5 The village hall committee has submitted an application to the LEADER programme for the fitting out of these rooms costing £59,305. The LEADER programme will only fund 80% of the project and the village hall committee has requested that the Council match fund the remaining 20%. There were additional items proposed to the LEADER programme but weren't eligible for funding, these included curtains and furniture.
- 2.6 It is being proposed that the Council considers match funding £20,000. This would include the 20% for the LEADER application and the additional funding for the eligible funding items.

3. Recommendation

A report is submitted to Council recommending that a supplementary capital budget of £20,000 be approved for Corfe Castle Village Hall improvements.

4. Policy issues

4.1 How will this affect the environment, social issues and the local economy?

The scheme will help maintain a functional village hall and community space for local residents. The alterations will make the building more accessible, cheaper to run and enhance catering facilities for users of the facility. The stated aim is to encourage small

local entrepreneurs, by providing a kitchen with the space to prepare food for public sale, which will enhance the local economy.

4.2 Implications

4.2.1 Resources

The improvements to the Village Hall at Corfe Castle are not included in the capital programme. Inclusion of the scheme will require approval of a supplementary capital budget of £20,000 to finance the scheme in 2017/18.

Corfe Castle Village Hall has previously received a grant of £10,000 in 2007 and £40,000 in 2018, to refurbish the kitchen which included a new cooker, extractor system and flooring. The grant also included safety rails on the outside of the building. The cooker and extractor system are being kept in the modernisation of the kitchen. The flooring will need to be replaced due to the expansion. There is no plan to remove the safety rail from the outside of the building.

4.2.2 Equalities

One of the improvements would be for disabled access to comply with the Equalities Act, this will improve access for mobility impaired users.

Appendices:

1 - Messages of support for the project

Background papers:

There are none.

For further information contact:-

Alex Clothier, Enterprise Zone and Regeneration Manager

1. An Assessment and Support Co-ordinator at Dorset County Council writes:

“I can see great potential for one-off meetings. I have been for training by Dorset County Council a couple of times in the main hall. I think the Community Room would be very useful in that capacity.

I am on the Dementia Friendly Purbeck Committee based in Wareham and we are now under the umbrella of the Swanage and Purbeck Development Trust, so if we were to have a joint meeting then Corfe would be ideal.

At times I need to meet with health colleagues like Continuing Healthcare Decision Support Tools when I need to liaise with Community Psychiatric Nurses and/or District Nurses, and members of a family for example to complete paperwork so the smaller hub room would be so useful then.

There also may be a need to have somewhere to hold a Multi-Agency Risk Meeting (MARM) in a neutral place.”

2. Synergy Housing are the Dorset location for Aster Homes following the merger of Aster and Synergy in 2014. One of the three Estates in Corfe Castle owned by Synergy is the Springwell Close Scheme of 19 retirement bungalows and which has community rooms and an office.

Synergy have expressed an interest in converting the Community Rooms and Office into 1 or possibly 2 additional homes and would then wish to use the new facilities at the Village Hall for their resident’s use. The Village Hall is less than a quarter of a mile from Springwell Close.

Springwell Close is also being considered by Synergy together with the Corfe Castle CLT, as access to a new Affordable Homes site in the Village and in which case the Community Rooms in Springwell Close might be demolished to provide wider vehicle access.

3. Dorset Community Action, Volunteer Centre Dorset and Citizens Advice in Dorset have joined together to form a Transition Group to work with the new Dorset Council following the Local Government Reforms which come into effect on 31st March 2019.

The Transition Group have confirmed that they would wish to use the Hub Rooms for Group meetings and the Community Room as a centre for provision of the Groups Voluntary Services to the Parish Council and surrounding villages to meet the additional demands that will be placed on the Council following LGR.

4. Dorset Community Action already use the Village Hall for their Community Group presentations and Training Sessions for the Purbeck location. Their selected dates are often not available as the Hall is pre-booked.

Their numbers are in the range of 10-25 people so the new Community Room would be most suitable for their work and providing more availability. They see Corfe Castle as a more central location for Purbeck than Swanage or Wareham.

5. Corfe Castle Community Land Trust currently holds its monthly Board Meetings in the small Town Hall which has restricted facilities. The Board of the CLT have stated that they consider the new Hub Room as an ideal facility for their internal meetings and with their professional team as their development concerning 12 new affordable homes continues to make progress.
6. Our local Admiral Nurse Rachel Murray writes that “whilst the majority of my visits are within the home and I also have access to rooms at the surgeries I cover, having the option of an alternative, neutral space may be helpful in the future.”
7. Dorset and Wiltshire Fire & Rescue Area Manager Craig Baker also spoke of "potential occasional use" of the Hub and Community rooms.
8. The Constituency Office for our local MP Mr Richard Drax told us that they would like to hold regular Constituency Surgeries in the Hub room.
9. Corfe Castle Surgery Patient Participation Group has confirmed that it wishes to use the Community Room for quarterly presentations over the next eighteen months to the local community, on key health issues.
10. Rachel Huggett of Zoofish Arts (<http://www.zoofisharts.co.uk> or <http://www.zap-arts.co.uk/zap-arts/>) writes:

“We would like to express an interest in hiring the Community Room proposed to be built in Corfe Castle Village Hall. Initially we would like to run trial classes to meet a need which we feel is not being met at present. We would also look into the feasibility of running an art group for people with dementia.

Zoofish Arts was established in 2012 by 2 professional artists, both with experience in working with mental health. For the last 5 years we have been running arts activities in Poole for people with mental health issues. We run on a referrals basis, and regularly take referrals from Poole Well Being Collaborative and the Poole Community Mental Health Team, as well as from local GPs.

At the moment there is no group like this in the Purbeck area, and the central location of Corfe Castle, and being on a bus route would make it an ideal location for such a group. There would be storage space for materials and room to dry our students’ work. The trustees of Corfe Castle Village Hall are keen to let out their facilities at a realistic rate to groups like ours.

As well as providing therapeutic art activities for our clients we would be providing employment for art tutors.”

11. Jane Hutchings, Community Development Worker – Early Help / POPP - North Dorset & Purbeck has expressed her support for the project, and explained how POPPs were keen to support the establishment of groups such as Zap-Arts or a community lunch club by providing a grant of up to £2000 to cover set-up costs.

12. Dorset Police’s website includes a section titled “Community Engagement Methods and Meetings” in which it describes Neighbourhood Police Team Surgeries as “providing the community with the opportunity to talk to an officer about issues specific to their area. They are open to anyone living or spending time in their area and members of the public can come along at any time during the given period to talk to local community safety service providers.” Sergeant Jephcott is currently on leave until September 6th and we have not yet been able to discuss this with her, but the new Hub room sounds ideal for this purpose.