

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO POLICY AND FINANCE COMMITTEE

meeting date: 23 JANUARY 2024
 title: UK SHARED PROSPERITY FUND
 submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
 principal author: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

1 PURPOSE

1.1 To update Members in respect of the Council's UK Shared Prosperity Fund and to seek approval for some of the use of the Council's UKSPF allocation.

1.2 Relevance to the Council's ambitions and priorities:

- Community Ambitions-
 - To sustain a strong and prosperous Ribble Valley
 - To help make people's lives safer and healthier
- Corporate Objectives –
 - To work with our partners to ensure that the infrastructure in the Ribble Valley is improved
 - To promote stronger, more confident, and more active communities throughout the borough

2 BACKGROUND

2.1 To date the Council's UKSPF has been used to/ is earmarked to support the following schemes:

Year 1 (2022/23)- allocation £238,805

- Rail Feasibility study- complete
- Additional CCTV Provision (pilot project) in Whalley- ongoing
- Refurbishment of Mardale Playing Field Changing Rooms, Longridge- complete apart from painting the building which needs to wait until the weather is better.
- Resurfacing Mardale Playing Field car park- complete
- Mardale Drainage Work- complete
- Clitheroe Market Feasibility Study- complete
- Business support for net zero transition & decarbonisation- ongoing
- EV charging points in villages feasibility study- complete.

Year 2 (2023/24)- allocation £477,610

- Castle Street Improvements- ongoing (£300,000 allocation)
- Creation of an enhanced website and marketing opportunities- ongoing (£40,000 allocation):
 - Cycle Routes- Five circular self-guided cycle routes-£2,000
 - Walks with Taste- Six new circular self-guided walks- £6,000.
 - Website- New interactive tourism and heritage website- £32,000
- Improvements to Clitheroe Market- ongoing (£100,000 allocation)

Year 3 (2024/25)- allocation £1,251,339

- Townley Garden Event Space- ongoing (£100,000 allocation)
- Barrow Community Space- ongoing (£25,000 allocation)

- Whalley Education Foundation- ongoing (£100,000 allocation)
- Pump Track, Longridge- ongoing (£60,000 allocation)

2.2 DHLUC confirmed that the Council could roll over the 2022/23 underspend (£141,062) into the second year of UKSPF funding which resulted in £482,815 of capital funding and £140,413 of revenue funding (£623,228 in total) for 2023/24.

2.3 On 9th November 2023 DHLUC confirmed that 100% of underspends from Year 2 can be retained by all lead local authorities to spend on our local priorities. DHLUC have introduced a threshold approach in respect of accessing our Year 3 allocation (£1,251,339) which will be determined by previous spend over the first two years of the Fund.

2.4 DHLUC have established five bands of spend performance which shows the percentage spend required to receive each band of funding for initial payments in 2024.

% Total spend 2022/23 & 2023/24 (combined)	Initial Year 3 payment to local authority	Amount local authority can claim (in arrears)
1. less than 20%	0%	100%
2. 20% -39%	20%	80%
3. 40% - 59%	50%	50%
4. 60% - 79%	70%	30%
5. 80% and higher	100%	0%

2.5 Currently it is envisaged that over 80% of the Council's 2022/23 and 2023/24 allocation will be spent before the end of March 2024 which will result in the full allocation for 2024/25 being receipted early in the new financial year.

3 WORKING GROUP UPDATE

3.1 On 31st October 2023 the Working Group met to discuss potential schemes to support via UKSPF. The outcome of these discussions was shared verbally with Policy and Finance Committee on 7th November which is reflected within the Year 3 schemes set out earlier in this report.

3.2 On 11th December 2023 the UKSPF Working Group met to discuss potential further schemes which the Council's UKSPF allocation could support.

3.3 **Sports Centre/ Community Park, Whalley** – On 31st October the Parish Councillor, Johnathan Smith, leading on this project confirmed the following, which was shared with the Working Group on the same day.

“Our agreed project from 2018 is not viable without substantial extra direct funding from another source.

In conjunction with Whalley Parish Council and Tim Williams, the Managing Director of Harrisons Engineering of Billington, we have developed a more affordable stripped back project for Whalley as follows:

- *A new stand-alone Sports Hall as a new home for the Ribble Valley Netball Club which will also be used for indoor football, cricket nets, badminton, table tennis, indoor bowls, exercise classes, children's parties etc.*
- *Retaining the current Sports Pavilion- provide a kitchen, toilets, 2 more changing rooms, a bar and a function room.*

- 3 extra rooms within the footprint of the new Sports Hall, 2 changing rooms and a meeting room

We are seeking £400,000 from the UKSPF funding together with a fair contribution from RVBC.

I am confident that we will be able to start the Groundwork by April/May 2024 and that we can complete the project by the end of March 2025."

- 3.4 The correspondence confirmed that they would have the initial plans ready for a pre-application planning meeting, together with estimated costings ready for Friday 1st December.
- 3.5 On 1st November Mr Smith was advised that the Working Group had commented that without seeing the plans for the new scheme along with the revised costings they were unable to confirm their support through UKSPF. He was also advised that the Working Group had recommending supporting two schemes in Whalley/ Barrow which if agreed by Policy and Finance Committee on 7th November would reduce the Whalley allocation to £275,000.
- 3.6 On 14th November several Councillors were copied into correspondence between Mr Smith and Harrison Engineering incorporating the amended plans and seeking confirmation of expected costs (the plans are attached at Appendix 1). It is understood this would be the basis of the pre-application enquiry although at the time of writing this report no such enquiry has been submitted.
- 3.7 The Working Group were updated on the above and will await further details of the scheme before making recommendations to Committee.
- 3.8 **Ribble Valley Sports and Recreation (Roefield Leisure)** have requested £80,000 of funding to support the delivery of a spinning room at the leisure centre. This was considered by the Working Group on 31st October 2023 with Policy and Finance Committee verbally updated on 7th November. Following the resolution of Policy and Finance Committee, where new suggested schemes were put on hold taking into consideration the major capital schemes in progress, the Manager of Roefield Leisure has provided further information in respect of which UKSPF intervention the project would fall within along with the expected outputs and outcomes the project would deliver, as follows.
- 3.9 The project falls within Intervention E2: Community and Neighbourhood projects, as this project strongly strengthens the social fabric and sense of local pride with activities enhancing physical and social ties. The expected outputs and outcomes are attached at Appendix 2.
- 3.10 The Working Group considered the additional information and confirmed their support to the scheme. They recommend that Policy and Finance Committee support the project with £80,000 of UKSPF money.
- 3.11 **Dandy Crowdfund** have requested funding for a public sculpture on Booth's land opposite the Clitheroe Market Entrance. The sculpture is inspired by the story of the Pendle Witches and takes the form of an imagined familiar dog.
- 3.12 Following the resolution of Policy and Finance Committee, which concluded that the scheme was not currently recommended for approval, and it was felt it may be more appropriate to apply for a Culture and Leisure grant, the lead contact for the sculpture was updated accordingly. He has subsequently provided further information in respect of which UKSPF intervention the project would fall within along with the expected outputs and outcomes the project would deliver, as follows.

3.13 Suggested interventions:

- E1: Improvements to town centres & high streets
- E4: Enhancing existing cultural, historic & heritage institutions offer.
- E8: Campaigns to encourage visits and exploring of local area
- E17: Development & promotion of visitor economy

3.14 Suggested outputs and outcomes:

- E1 - public realm improved resulting in increased footfall & visitors
- E4 - Tourism asset created resulting in increased footfall & visitors
- E8 - increased number of people reached (visit Clitheroe website, social media & press coverage) resulting in increased footfall & visitors Web searches
- E17 - tourism asset created resulting in increased footfall, visitor numbers, increased visitor Spending supporting the local businesses & protecting jobs.

3.15 The Working Group considered the additional information and considered that there are other more suitable grant regimes for such a scheme. This reflects the discussion and resolution of 7th November Committee. If Committee agree the group will be advised that this scheme cannot be supported by UKSPF but should consider the other available Council grant schemes subject to their eligibility.

4 PREVIOUSLY APPROVED SCHEMES

Barrow Community Space

4.1 At Policy and Finance Committee on 7th November 2023 several projects were approved to be supported from the 2024/25 UKSPF allocation. This included £25,000 for Barrow Community Space which included allotments and a small community building on the land to the rear of the former pub/ restaurant on Whalley Road. The land is a car park owned by Ribble Valley Council and leased to the Parish Council.

4.2 The Parish Council could obtain ownership of the former pub/ restaurant and are exploring the option of converting this building into a community space as there is no such space within Barrow. The proposals include:

- 4.2.1 Refurbishing the former pub/ restaurant and attached cottage to provide office accommodation for the Parish Council, space for Barrow in Bloom and community space.
- 4.2.2 Resurfacing the car park and formalising the car parking arrangements with clearly identified parking bays and possible electric vehicle charging points.
- 4.2.3 Creating a landscaped/ growing area at the end of the car park

4.3 As such the Parish Council are now seeking a larger contribution from UKSPF to facilitate the above community project.

4.4 On 10th December Cllr Birtwhistle provided more information on the proposed scheme to the Working Group which is attached at Appendix 3.

4.5 The Working Group (11th December 2023) were advised of the proposed new scheme and discussed the two main elements of the proposals:

- 4.5.1 Resurfacing and marking out the car park
- 4.5.2 Refurbishing and renovating the existing building to bring them into community use.

4.6 The Working Group considered that the £25,000 allocated to the original scheme could be transferred to the car park resurfacing scheme and recommend to this Committee that this part of the scheme is approved.

4.7 In respect of the larger scheme without full details the Working Group could not make any recommendations. However, further to consideration by the Working Group, in December, on 28th December 2023 Barrow Parish Council submitted two submissions for UKSPF funding in respect of the second proposal set out above. The proposed reuse of the former pub/ restaurant for community use has been split down into two projects as follows:

4.7.1 Village Hall (attached at Appendix 4)

4.7.2 Office/Community Space (attached at Appendix 5)

4.8 Committee should note that these details have not been considered by the Working Group, the membership of which is considered elsewhere on this agenda, however the attachments seek to address the Working Groups queries in respect of this part of the proposals. Namely, the full costing implications of the scheme along with confirmation from the Parish Council that the ongoing management and maintenance costs once the building is renovated has been considered.

4.9 Committee are requested to confirm whether they agree to utilising part of the Council's 2024/25 UKSPF allocation for the following projects, all of which would be delivered by Barrow Parish Council:

4.9.1 **£25,000** to resurface the car park, mark out the parking spaces and install electric vehicle charging points

4.9.2 **£99,850** for the creation of a Village Hall within the former pub/ restaurant.

4.9.3 **£99,300** for the conversion of the existing cottage into office/ community space

4.10 Committee should note that if all the above projects are supported there will be approximately £75,000 of the UKSPF allocation remaining for Whalley/ Barrow.

Additional CCTV Provision (pilot project)

4.11 At Committee in June 2023 Members were advised that the Council's investment plan targets a proportion of the UKSPF allocation to intervention E5 which relates to designing out crime. In this regard, as part of the 2022/23 UKSPF allocation, the feasibility of erecting standalone CCTV cameras as a pilot project in Whalley was considered. Committee agreed to the provision of £690 (the final cost was £575 excluding VAT) to Whalley Parish Council for the erection of a standalone CCTV camera within the grounds of the primary school. This has now been completed.

4.12 To date this has been the only CCTV provision identified as being required to design out crime. However, as part of the work undertaken by the Community Safety Partnership (CSP) the castle grounds has been identified as one of the Borough's main anti-social behaviour hotspots. Work has been ongoing between the CSP, the CCTV team, the police and 3C's café (at the bowling green) to try and improve coverage due to the continued problems. There are continued problems with young people hanging around using drugs, being aggressive and an attempted break in by a group of youths.

4.13 Additional CCTV in this area was planned however due to ongoing concerns this work has been undertaken already by the café tenants. Two systems have been installed for maximum coverage at a total cost of £1,340. Both systems are standalone systems. They have requested whether this provision could be supported by UKSPF under intervention E5. Committee are asked to confirm whether they agree to utilising £1,340 of the UKSPF funding for these CCTV systems.

5 RISK ASSESSMENT

5.1 The approval of this report may have the following implications:

- Resources – Next year's allocation is £1,251,339 and confirmation has been received that the Council's 2023/24 allocation can be rolled over into the third year. The level of next year's funding which will be received early in the new financial year is dependant on the level of spend achieved this year however the funding is confirmed.
- Technical, Environmental and Legal – There will need to be legal input into providing any of our funding to third parties. There will also be associated procurement requirements depending on the projects Members choose to proceed with.
- Political - N/A
- Reputation-
- Equality and Diversity – Committee has chosen to spend the majority of the UKSPF on the communities and place priority by enhancing community facilities and ensuring access for all. It is considered that the projects identified above meet our Public Sector Equality duties.

6 RECOMMENDED THAT COMMITTEE

6.1 Agree to the provision of £80,000 of the Council's UKSPF funding for a new spinning room at Roefield leisure centre.

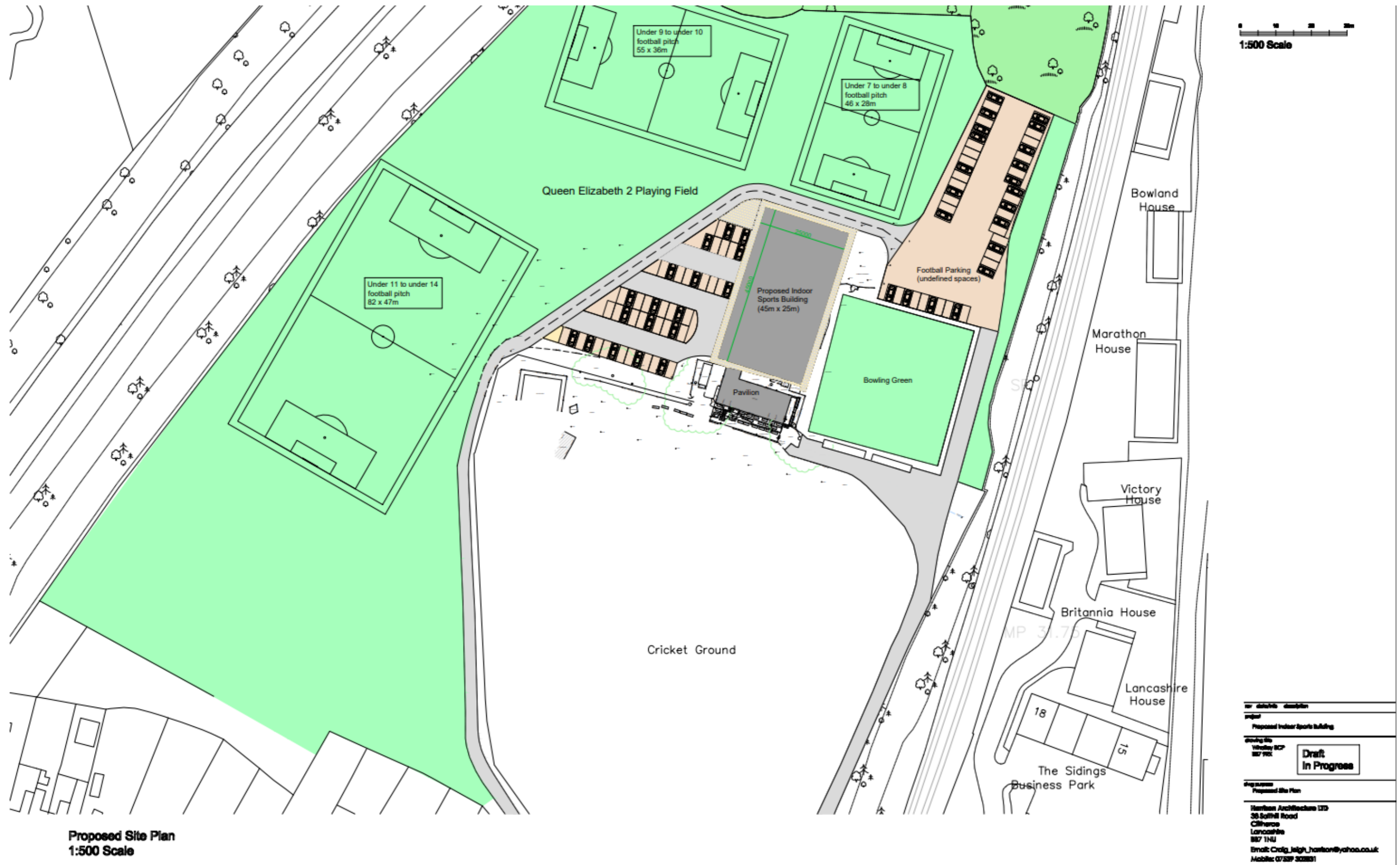
6.2 Confirm which of the following schemes in Barrow can be supported by part of the 2024/25 UKSPF funding:

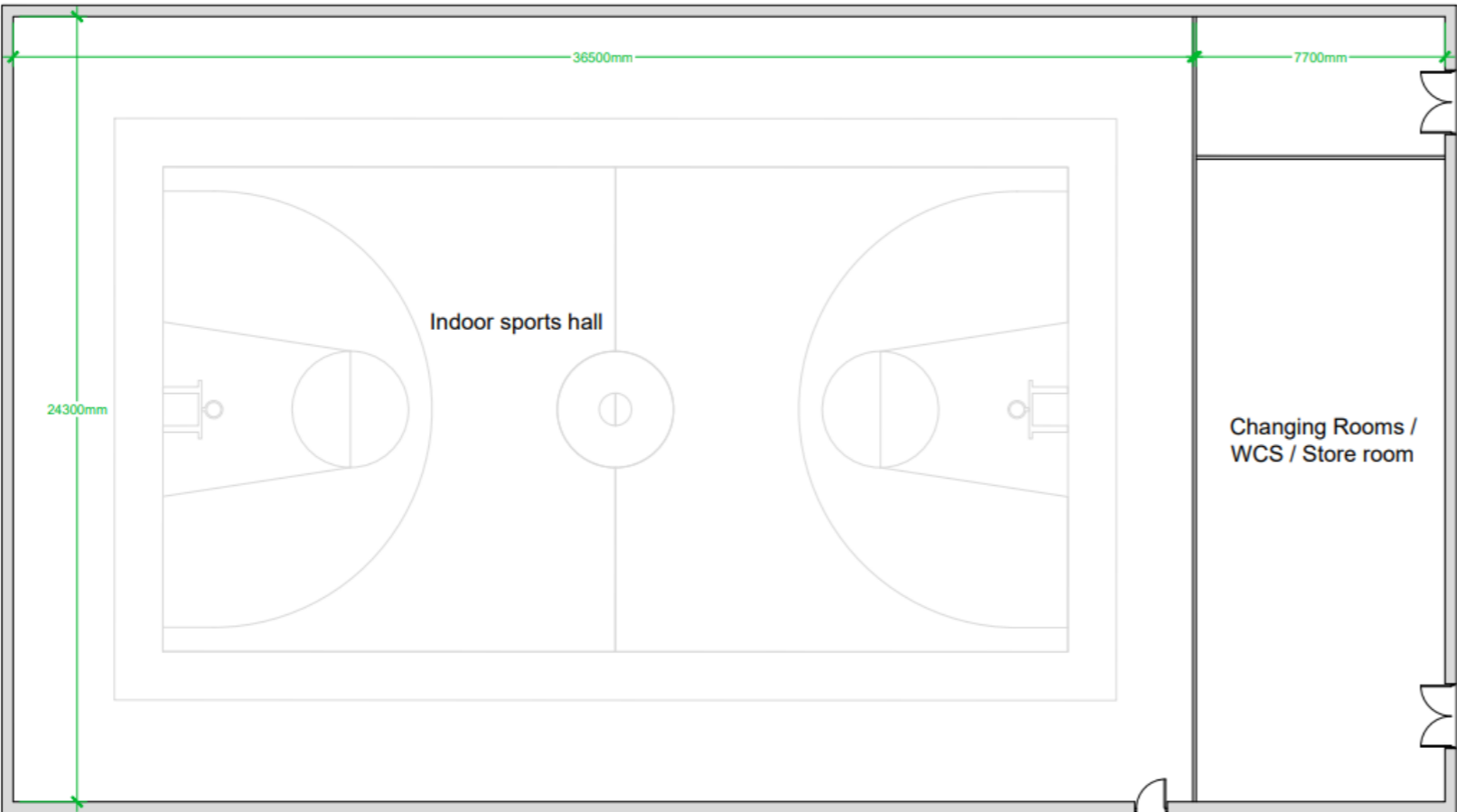
- 6.2.1 £25,000 to resurface the Barrow car park, mark out the parking spaces and install electric vehicle charging points
- 6.2.2 £99,850 for the creation of a Barrow Village Hall within the former pub/ restaurant.
- 6.2.3 £99,300 for the conversion of the existing cottage into office/ community space

6.3 Confirm whether £1,340 of the Council's 2023/24 UKSPF allocation can be used to support the new CCTV provision at 3Cs café in the castle grounds.

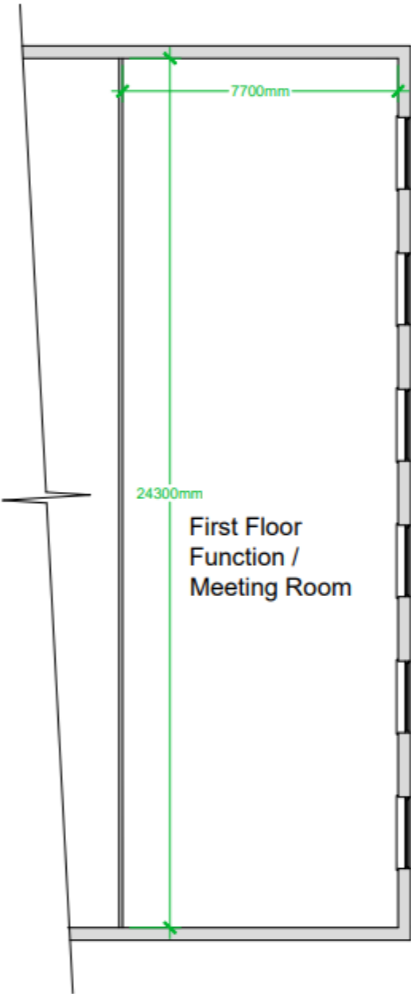
6.4 Authorise the Director of Economic Development and Planning to progress suitable agreements with the relevant parties in respect of the provision of the approved funding for each of the above approved projects.

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING





Proposed Ground Floor Plan
1:100 Scale



Proposed First Floor Plan
1:100 Scale

rev	date/rev	description
project Proposed Indoor Sports Building		
drawing title Whalley SCP BB7 7HX		Draft In Progress
drawing purpose Proposed Indoor Sports Building		
Harrison Architecture LTD 38 Southill Road Catterhoe Lancashire BB7 1NU Email: Craig_Jelgh_harrison@yahoo.co.uk Mobile: 07539 302831		
scale	1:100	004
sheet no	A1	drawing number revision

Appendix 2- Roefield expected outputs and outcomes

Outputs

Number of organisations receiving grants

- Two organisations: Roefield Leisure and Ribble Valley Health and Wellbeing Partnership, under the umbrella of Ribble Valley Sports and Recreation

Number of neighbourhood improvements undertaken.

- All residents and communities of the Ribble Valley will be able to utilise the improvements. This includes our current members, future members who will be attracted. All the centre users are from the different areas within Ribble Valley.

Number of facilities supported/created.

- The new spin room at Roefield will support its current membership, future membership and support it's working within the health and wellbeing structure.

Number of local events or activities supported

- This will continue to support and enhance the current programmes run from Roefield. These include school's programmes, health and wellbeing activities including classes whose numbers will increase with the new facility.

Outcomes

Jobs created

- 4 New part time positions will be created to help deliver more classes.

Jobs safeguarded

- 45 jobs will be safeguarded and this will help deliver the aims and objectives of the Ribble Valley Sports and Recreation organisation.
- The new spin room will allow Roefield to get the sports hall income up to and above pre-pandemic levels (£120,000), we currently get around £90,000 from our sports hall income. This will be as a direct result of freeing up the sports hall from spin classes to put on different activities for the benefit of the communities from within the Ribble Valley.
- The increase in income will help the charity remain financially viable, especially in the current economic climate. The charity is currently losing around £5,000 a month due to increased costs in wages/utilities. This means that reserves are being depleted quickly and if it is not resolved there will be serious consequences for both stakeholders (RVBC and Ribble Valley Sports and Recreation).

Greenhouse gas reductions

- Not Applicable.

Increased users of facilities/amenities

- Since the end of the pandemic Roefield has had to change its priorities to suit customer needs and meet the changing environmental conditions. Post pandemic the spinning room had to be closed as there was insufficient space between the bikes for users to be comfortable. This is a direct result of the consequences of social distancing during the pandemic. Quite simply users do not want to be accustomed to cramped conditions. As a result of changing conditions, the original spinning room was merged with the smaller gym to make it into a much larger gym. The spin bikes have now been 'housed' in the sports hall where spinning classes take place in a socially distanced space.

Appendix 2- Roefield expected outputs and outcomes

- By having a dedicated spin room, this means we can put on more spin classes, we currently run 8 classes per week. We anticipate that we would run 15/20 classes per week, as well as school's programs using the new room. This would mean an extra 22,500 people doing more exercise per year.
- Freeing up 8 hours of Sport hall usage per week will allow us to put on more indoor sports such as badminton, football, pickleball, indoor bowling and much more. This would equate to at least 6,000 extra local residents taking part in sport per year.

Improved perception of facility/infrastructure project

- The bikes are constantly moved when other bookings are in the hall which causes them to be damaged.
- It takes staff time to move them which makes other activities/bookings late.
- When holding a spin class in the sports hall nothing else can take place thus reducing the number of activities which we can provide for the local community. This results in a loss of sports hall income in not being able to fulfil indoor sports bookings such as badminton, gymnastics, football, bowling, athletic groups, schools, and holiday clubs.
- There is a limited number of people who can't access the present spinning classes adding to problems of people who can't get onto the class which leads to long waiting lists. This is the most popular reason for membership resignations.
- Loss of fitness membership income due to the most popular classes not being run in a functioning spin/aerobics room e.g. lighting, air- con, cold in winter and noise issues.
- Noise complaints from neighbours.

Improved perception of facilities/amenities

- The current design of the proposed spin room, would become one of the best within North West and give the Ribble Valley credit in hosting a world class fitness activity within it's borough.

Proposed Barrow Village Hall and Community Centre

Background

Overdevelopment has seen Barrow grow from 308 properties in 2010 to somewhere near 1300, resulting in a loss of identity and community spirit. At the heart of the original village was the allotment society, formed in the early 1900s, that was truly a magical place, bringing people together of all ages, with humour, fresh air and general sense of comradeship/ wellbeing. Sadly an unscrupulous landowner overturned our 'asset to the community' status for the allotments, despite assurances that it would always remain at the heart of the village, which subsequently became more houses.

Whilst towns like Whalley have benefitted from the revenue raised at the expense of Barrow, such as the pavement improvements and street widening, our village has been left with the odd bit of section 106 money, that we have had to spend on improving LCC's assets, such as providing a footpath to the primary school. In essence fixing problems not created by us. Our last remaining chance to restore any sense of identity and create community cohesion, centres around the car park area at the rear of the Bay Horse pub, owned by RVBC and leased to the Parish Council.

Our initial application to the UKSPF fund was to develop a building and horticultural area at the rear of the car park, containing a sectional building where the Barrow in Bloom club could meet and grow flowers for the village. This would also serve as a meeting place for the Parish Council, as they currently have to use Whalley Old Grammar school, due to the lack of any available premises in the village. My personal view is that it is shameful that after all of the profits creamed off by the developers, and also by RVBC, through the new homes bonus scheme, that the Parish Council is forced to hold emergency meetings with concerned residents at Starbucks, where conversations can be overheard. This is why I want to apply for 'the lion's share' of the UKSPF money assigned to Whalley and Barrow, on behalf of the Parish Council, to develop our own facility.

During the discussions with LNT Care Developments Ltd, who are building a 66 bed care home to the side of the car park, they wanted to work with the village and leave a legacy of cooperation. To this end, they have offered to sell the old restaurant and cottage at 23-25 Old Row for a £1 to the Parish Council, that will become our village hall. The proviso is that we turn this into an attractive building quickly, as this will be directly at the entrance of their development and they will soon be marketing this to prospective clients. We therefore want to apply for the remaining £300,000 allocated for Whalley and Barrow from the UKSPF fund to bring this forward.

Historically the old restaurant is one of the oldest building in the village, constructed around 1820 and known as Barrow Manor. According to local historian Arnold Bettes, the whole village evolved around this building and the farm that was originally located on the car park.

Appendix 3- Barrow Community Centre

LNT's Approved Development 3/2023/0153



Current condition of the



building

How we intend to upgrade the building.

Appendix 3- Barrow Community Centre



The red line indicates the changes to the pavement, that is currently with LCC Highways for approval. Once this is in place, LNT want the Parish Council to instruct their solicitor to take ownership, however without any guarantees of funding the building will be demolished.



The cottage will be converted into the Parish Council's office upstairs and downstairs will be the Barrow in Bloom Club House/ kitchen. We have also tentatively offered use of the office to the Citizens Advice Bureau, should the scheme go ahead.

Appendix 3- Barrow Community Centre



The rear gardens will be maintained by the Barrow in Bloom Society. Outdoor seating will be provided for users of the village hall. The buildings are already connected inside, the yellow door shown in the image above is actually the fire escape from the main building.

Appendix 3- Barrow Community Centre

Here are a few images from inside:



The bar is still intact with beer pumps and glasses.



The hole in the wall was a result of an asbestos survey, which only discovered a small piece of pipe shielding, that can easily be made safe in the cellar. A bat survey came up negative too.

Appendix 3- Barrow Community Centre



Restaurant style kitchen only requires new equipment, which we are looking to source second hand from a company based in Whalley.



Upstairs room that will become a meeting/activity room.

Appendix 3- Barrow Community Centre



The building is heated by two combi boilers, last serviced in 2013. These can be made serviceable again, but it will be more cost effective to replace these with efficient units.



We would like to bring the outside thunderbox back into service, so that outdoor events can be held on the car park.



This will be an outside seating area and one of the outbuildings will have a pool table and possibly other games equipment, dependent upon available space. We also want to compete with Wiswell and have a free book exchange.

We have tentatively been offered some free UPVC French doors by Barratt Homes, which can be installed into one of the buildings.

Car Park

Towards the end of January, LNT Developments will be laying a new road surface and tarmacking their own car park. As the resurfacing machinery and workforce will be on-site, they have quoted a cost price of £27K to resurface our land, without including any drainage scheme. This would be an ideal time to take advantage of this offer, as we could install clearly marked parking bays. We would also like to install two EVPC's, likely funded by LCC. As you can see from the attached image, the area is currently in poor condition and is a trip hazard for pupils during drop-off.

Appendix 3- Barrow Community Centre



This is the small section of path to the rear of the car park leading to the school, that Barrow Parish Council have resurfaced which cost £4,692.00.

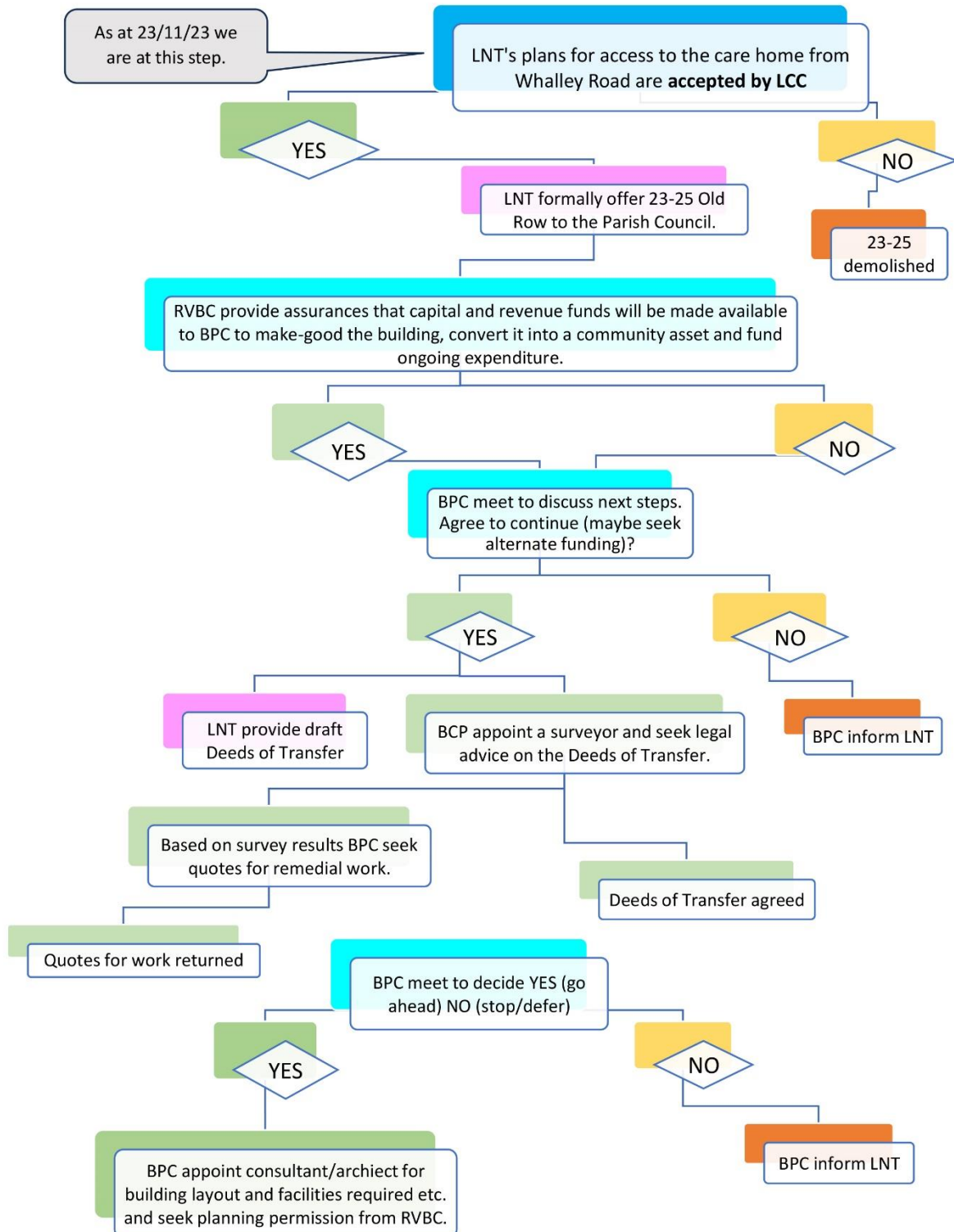


Summary

Appendix 3- Barrow Community Centre

Barrow Parish council need to secure funding to commit to taking on the building, and preventing this community asset from being lost forever, as shown in the flow chart below.

Process by which the Parish Council can make a decision on the possible transfer of ownership of 23-25 Old Row from LNT.



Potential uses for the building, including society's that have expressed an interest are:

Appendix 3- Barrow Community Centre

Barrow Girl Guides

Pilates Classes

Yoga Glasses

Toddler Gymnastics

Supper Clubs

Sewing Club

Art Classes

Wakes

Birthday Parties

Community events

Wine Friday (Most important)

Village Coffee Shop

Musical Events

Educational Classes

Inclusion in Food Festival taste events (Pie fest)

Barrow Parish Council Meetings

Local Village Quiz Competitions

Mum & Toddler Mornings

Dementia events like Time for you

Citizens Advice Bureau

Music Classes

Educational Tutoring

Barrow in Bloom

Remote Doctor's surgery

Mental Health Support Meetings



Application for funding from the
UK Shared Prosperity Fund.

Application 1 of 2.

Application to the RVBC's
UKSPF Working Group.

Report by the Clerk and Responsible Financial Officer to
Barrow Parish Council. Reference BPC/Pub/Hall

Application issued to RVBC on 28/12/2023

✉ clerk@barrowparishcouncil.org.uk

☎ 07855 183 444

Application for funding for a Village Hall.



1. Purpose of the Report.

- a. To provide assurance and confirmation to Ribble Valley Borough Council's UK Shared Prosperity Fund (UKSPF) Working Group, that the Parish Council has considered and understood the ongoing management and maintenance costs that would be incurred if funds were made available from the UKSPF to allow the Parish Council to renovate the dilapidated pub/restaurant on the site of the new care home (see Section 3) for use as a Village Hall.
- b. To provide the Working Group with the cost implications for renovating the dilapidated pub/restaurant for use as a Village Hall.

2. Background.

Subject to LCC Highways To request funds from the UK Shared Prosperity Fund for renovating the dilapidated approving vehicular access to the new care home, LNT the developer has offered to transfer ownership of the former pub/restaurant to the Parish Council for the nominal fee of £1.

This is a once in a lifetime opportunity for the Parish Council to make a major improvement to the village and provide parishioners with a community asset that can be used for a range of community activities.

The images below show the current condition of the former pub/restaurant, which is in a poor state of repair and has been subject to numerous complaints to the Parish Council.



The Working Group should note that Barrow has no community centre/village hall.



Current state of disused pub.

Application for funding for a Village Hall.



3. LNT Care Home Development.

The plan below shows the new care home development. The buildings outlined in red are the disused pub and cottage, which are being offered to the Parish Council, the area outlined in blue is the car park currently owned by RVBC and leased to the Parish Council. The area outlined in yellow is a proposed 'well-being' community garden and the area outlined in purple is a footpath leading to Barrow Primary School which has recently been resurfaced by the Parish Council using S106 funds.



The Working Group have stated they are happy to recommend to Policy and Finance Committee that the £25,000 allocated to the Barrow Community Space scheme, can be re-allocated to a proposed car park resurfacing scheme (area outlined in blue) with clearly identified parking bays and possible electric vehicle charging points. This re-allocation of funds will be reported to Committee on 23 January 2024 for a decision.



4. Operation and Ownership of the Village Hall.

The decision on how the village hall would be operated once acquired, renovated and refurbished has yet to be decided the major options being:

- The Parish Council being a sole charity trustee of the village hall, with or without a management committee carrying out day-to-day activities.
- The Parish Council operating the village hall on a non-charitable basis according to local government law.
- The Parish Council acting as a custodian trustee. Here the Parish Council would hold the title to the property on behalf of the charity but would not take part in the day-to-day management and operation of the charity.



The disused pub after renovation.

Application for funding for a Village Hall.

5. Ongoing management and maintenance costs of the proposed village hall.

At a meeting of the Parish Council held on 21/12/2023 the Parish Clerk submitted a Report that set out the possible costs that could be incurred if the current dilapidated pub/restaurant on the site of the new care home, were to be renovated and refurbished and transferred to the Parish Council for use as a Village Hall. The indicative costs as shown in the table below were approved by the Parish Council, minute reference 231221/4.

5.1 Indicative costs for managing and maintaining the proposed village hall.

The table below sets out the indicative annual costs for the full range of expenditure categories. The Parish Council were made aware that volunteers are crucial to the successful operation and maintenance of the facility and that there would be no paid staff.

Categories	Annual Cost £
General administration. (printing, post etc.)	100
Audit and professional fees.	250
Cleaning (consumables) and caretaking.	100
Rent and rates (not required if a charity).	375
Heat, light, and power.	3,500
Water/sewage.	1,000
Equipment maintenance.	100
GDPR.	40
Broadband and telephone.	400
General repairs and maintenance.	250
Advertising and publicity.	250
Refuse collection.	580
Statutory testing: Legionella, PAT, fire alarms, fire extinguishers and gas appliances.	675
Website/email hosting/IT issues.	500
Insurance, building and contents.	3,000
Sundry expenditure.	250
Training.	150
Contingency.	250
Total	11,770

Application for funding for a Village Hall.



5.2 Use of building and potential revenue streams.

It is envisaged that the Village Hall would cater for all ages from mother and toddler groups to over 60's keep fit classes. The building would be open from 8.00am until 9.30pm Monday to Friday and most Saturdays and Sundays.

Regular users could include:

- Keep fit classes.
- Toddler groups.
- Women's Institute.
- Slimming World/Weight Watchers.
- Local history/walking/camera/photographic groups.
- Local Girl Guides.
- Parish Groups.
- 'Learn a Language' classes.
- Coffee shop - excellent footfall from local school drop off and pick up.

In addition, the Village Hall would be open for one-off events such as, quiz nights, birthday parties, weddings, anniversaries, special events, polling station and public meetings etc.

5.3 Possible fee structure.

The table below sets out the possible fees, these are based on the current rates charged in the Ribble Valley. Sessions are for a maximum of two hours.

The Working Group should note that once the layout and design of the Village Hall is known other offerings for children's parties etc. and for Friday and Saturday evenings will be available. It is envisaged that discounted rates will be available for Barrow residents.

Item	Fee £
Standard room hire: Monday to Friday (per session)	33.00
As above charity/voluntary/discount rate.	20.00
Standard room hire: Saturday and Sunday (per session)	43.00
As above charity/voluntary/discount rate.	28.00

It is possible that the Village Hall could have annual revenues of more than £15,000.

Application for funding for a Village Hall.

**6. Renovation cost implications.**

In recent weeks the Parish Council has sought indicative quotes for renovating the dilapidated pub/restaurant for use as a Village Hall, these are set out in the table below.

Activity	Description	Indicative Costs £
Scaffolding.	£500 per month per side. £50 per week afterwards. Including weekly pavement permit.	2,500
Skip hire.	For removal of render.	1,000
Sand blasting.	Two sides.	4,800
Brick work.	Remove existing render and repoint.	14,500
Roof and gutter repairs.	Re-setting tiles on roof and repair/replace guttering.	2,500
Asbestos removal.	In cellar and flue.	1,300
Electrical work.	Consumer unit and wiring work.	2,500
Internal doors.	Including 14 fire grade doors and casings.	8,000
Windows and external doors.	Including reglazing where necessary.	6,500
Exterior paintwork.	Make good external rear wall and repaint.	2,500
Gas boilers.	Fit two new 'A' rated gas boilers.	5,000
Kitchen.	New fitted kitchen.	5,000
Male and female toilets.	UPVC panels and fitting (downstairs and upstairs).	7,500
Internal walls.	Repairs, preparation, and plaster.	7,000
Flooring and joinery.	Restoration of floors and existing woodwork.	10,000
Decoration.	Paint and labour.	8,000
Insulation.	Loft and cellar floors.	3,500
Heating /AC.	Includes wood stove for the communal area..	4,500
Architect.	Produce building designs and submission to RVBC.	1,750
Project management.	To take overall responsibility for building work and contractors.	1,500
Total		99,850

The Working Group should note that Parish Council may have access to a small amount of additional funds (up to £4,000) from other sources.

Application for funding for a Village Hall.



7. Outline Action Plan

The table below sets out an Action Plan for the Build Phase of the project. The Plan assumes that funding from RVBC and other sources are in place.

Activity	Task	Target	Timescale 2024	Responsibility
Preparation	Visit other village halls.	Find out what is possible.	Jan./February	Parish Council
Draft plan	Appoint architect to prepare draft sketches.	Provide for public consultation	February	Parish Council
Complete plan	Architect to provide completed plan.	Further consultation	March	Architect and Parish Council
Arrange builders	Identify builders to meet design and budget.	Builders identified	April/May	Architect and Parish Council
Work starts	Building work to start and monitored.	Building completed	June/July	Architect and builders.

8. Recommendations.

The Working Group are recommended to:

1. Consider the Report.
2. Approve the allocation of funds from the UKSPF to allow Barrow Parish Council renovate and refurbish the dilapidated former pub/restaurant on the site of the new care home for use as a Village Hall.



Application for funding from the
UK Shared Prosperity Fund.

Application 2 of 2.

Application to the RVBC's
UKSPF Working Group.

Report by the Clerk and Responsible Financial Officer to
Barrow Parish Council. Reference BPC/Cottage/Offices

Application issued to RVBC on 28/12/2023

✉ clerk@barrowparishcouncil.org.uk

☎ 07855 183 444

Application for funding for Office/Community Space.



1. Purpose of the Report.

To request funds from the UK Shared Prosperity Fund for renovating the dilapidated cottage on the site of the new care home for use as office and community space for the Parish Council and other not-for-profit local organisations.

2. Background.

Subject to LCC Highways approving vehicular access to the new care home, LNT the developer has offered to transfer ownership of the dilapidated cottage to the Parish Council for the nominal fee of £1.

This is a once in a lifetime opportunity for the Parish Council to make a major improvement to the village and provide the Parish Council and other local not-for-profit organisations with office and community space.

The images below show the current condition of the dilapidated cottage, which is in a poor state of repair and has been subject to numerous complaints to the Parish Council.



Current state of the dilapidated cottage.



Application for funding for Office/Community Space.



3. LNT Care Home Development.

The plan below shows the new care home development. The buildings outlined in red are the disused pub and cottage, which are being offered to the Parish Council, the area outlined in blue is the car park currently owned by RVBC and leased to the Parish Council. The area outlined in yellow is a proposed 'well-being' community garden and the area outlined in purple is a footpath leading to Barrow Primary School which has recently been resurfaced by the Parish Council using S106 funds.



The Working Group have stated they are happy to recommend to Policy and Finance Committee that the £25,000 allocated to the Barrow Community Space scheme, can be re-allocated to a proposed car park resurfacing scheme (area outlined in blue) with clearly identified parking bays and possible electric vehicle charging points. This re-allocation of funds will be reported to Committee on 23 January 2024 for a decision.



4. Operation and ownership of the offices.

The decision on how the office and community space would be operated once renovated and refurbished has yet to be decided the major options being:

- The Parish Council operating the building on a non-charitable basis according to local government law.
- The Parish Council being a sole charity trustee of the building with or without a management committee carrying out day-to-day activities.
- The Parish Council acting as a custodian trustee. Here the Parish Council would hold the title to the property on behalf of the charity but would not take part in the day-to-day management and operation of the charity.

Application for funding for Office/Community Space.



5. Indicative costs for managing and maintaining the proposed building.

The table below sets out the indicative annual costs for the full range of expenditure categories. The Parish Council is aware that volunteers are crucial to the successful operation and maintenance of the facility.

Categories	Annual Cost £
Cleaning (consumables) and caretaking.	100
Rent and rates.	375
Heat, light, and power.	3,500
Water/sewage.	1,000
Broadband and telephone.	500
General repairs and maintenance.	250
Statutory testing: Legionella, PAT, fire alarms, fire extinguishers and gas appliances.	675
Insurance, building and contents.	1,250
Sundry expenditure and contingency	150
Total	7,800

6. Use of building and potential revenue streams.

It is envisaged that the building would provide offices, hot desks and community space for the Parish Council, borough councillors and not-for-profit organisations such as Barrow in Bloom and Citizen Advice Bureau. The building would be open during normal office hours and as required.

It is possible that once renovated the office space could generate annual revenues of more than £8,000.

Application for funding for Office/Community Space.

**7. Renovation cost implications.**

In recent weeks the Parish Council has sought indicative quotes for renovating the dilapidated cottage for use as office space, these are set out in the table below.

Activity	Description	Indicative Costs £
Scaffolding.	Front and rear with pavement permit.	2,750
Skip hire.	For removal of render.	1,500
Sand blasting.	Front and rear.	6,500
Brick work.	Remove existing render and repoint.	14,500
Roof and guttering repairs.	Re-setting tiles on roof and repair/replace guttering.	5,500
Asbestos removal.	Wherever found.	1,300
Electrical work.	Consumer unit and wiring work.	6,500
Internal doors.	Including fire grade doors and casings.	4,000
Windows and external doors.	Doors replaced all windows renewed and reglazed where required	4,500
Exterior paintwork.	Make good external front and rear wall and repaint.	2,500
Gas boilers.	Fit two new 'A' rated gas boilers.	5,000
Kitchen.	New fitted kitchen.	5,000
Male and female toilets.	UPVC panels and fitting.	5,000
Internal walls.	Repairs, preparation, and plaster.	6,500
Flooring and joinery	Restoration of floors and existing woodwork.	7,500
Insulation.	Where necessary.	3,500
Internal decoration.	Paint and labour.	6,500
Heating.	New heating and AC system.	7,500
Architect.	Produce building designs and submit to RVBC.	1,750
Project management.	To take overall responsibility for building work and contractors.	1,500
Total		99,300

The Working Group should note that Parish Council may have access to a small amount of additional funds (up to £4,000) from other sources.

Application for funding for Office/Community Space.



8. Outline Action Plan

The table below sets out an Action Plan for the Build Phase of the project. The Plan assumes that funding from RVBC and other sources are in place.

Activity	Task	Target	Timescale 2024	Responsibility
Draft plan	Appoint architect to prepare draft sketches.	Parish Council to review sketch.	Jan/February	Architect and Parish Council
Complete plan	Architect to provide completed plan.	Parish Council to agree plan.	March	Architect and Parish Council
Arrange builders	Identify builders to meet design and budget.	Builders identified	April/May	Architect and Parish Council
Work starts	Building work to start and monitored.	Building completed	June/July	Architect and builders.

9. Recommendations.

The Working Group are recommended to:

1. Consider the Report.
2. Approve the allocation of funds from the UKSPF to allow Barrow Parish Council renovate and refurbish the dilapidated cottage on the site of the new care home for use as set out in the report, including offices and a community space for the Parish Council and other not-for-profit local organisations.