

MEMBERS CIL FUNDING REQUEST FORM

Each section has guidance within it to assist you in filling this form out. Please delete this information once you have completed each section. All sections must be completed.

Relevant internal officers informed 2 months prior to committee

Residents consulted

All sections of Member CIL funding request complete

| AREA COMMITTEE – MEMBERS CIL FUNDING REQUEST | |
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| MEMBER | Emma Whysall |
| DATE | 27/2/24 |
| WARD | High Barnet |
| cross-ward applications | {Please outline the additional wards and provide the Member(s) endorsement} |
| SCHEME SUMMARY | |
| {Please provide an overview of the scheme – any photos, design or supporting information to provide a visualisation of the scheme may be useful} | |
| Funding Request (£) | <p>Our funding request is to enable us to rebuild the existing Community Centre, based near Hadley Common, which due to significant subsidence has recently been closed and considered to be beyond economic repair.</p> <p>Current fundraising to date from a range of sources over the past 4 years totals just over £500,000 against a target of £780,000.</p> <p>Our funding request is for £200,000 which would primarily support the accessibility and sustainability aspects of the building. This would include:</p> <ul style="list-style-type: none"> • Full compliance with Part M of Building regulations including level threshold access, disabled toilets, door width compliance, no internal steps etc • A full range of child care facilities, shower, user friendly kitchen utilities • Thermal insulation of the building in excess of building regulation standards plus 30% • Air source heat pump • Energy efficient lighting • Windows double glazed as a minimum <p>None of these facilities exist in the current building.</p> <p>The funding would provide a significant catalyst to all to complete the remaining £80,000 funding gap and would enable us to commence the rebuilding process as soon as planning permission is granted. There will be Major Donors Plaques and naming rights for significant donors and we would hope that you would want to be recognised in the community as a significant supporter of this Community Centre.</p> |
| CIL Eligibility | {Please describe how your scheme fits within the guidance as eligible for CIL funding – please consider if and how the scheme seeks to address demands that development has placed on the area, and |

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| | <p><i>outline if and what engagement has taken place with the local community regarding the scheme}</i></p> <p>The CIL funding is to support a cost effective rebuild and creation of a “fit for purpose” Community Centre for, the local community. A place where people can come together in a host of different ways, in a safe and welcoming environment, that is sustainable, carbon neutral, and enables users to embrace its enclosed large garden, and the surrounding green spaces and woodland, to have fun, alleviate loneliness, improve wellbeing, inform and educate in a cross-generational, accessible and inclusive environment. Architects drawings of the rebuilt Community Centre and garden are contained in Attachments 1 to 4)</p> <p>The Hall will be available for hire and therefore generate an income which will in turn allow us to partner with and subsidise a cross-section of local charities, groups and local initiatives that have the skills and volunteers to operate but that lack a venue. We know there is a need and these are outlined in the section below.</p> <p>We have been engaging with our local community on the project since launching it with a major event in November 2019, with regular fundraising and information events, local flyer and brochure drops (please see brochure – Attachment 5), a monthly e-newsletter with a circulation of 180, a regularly updated webpage, press articles and indeed in the last month we have communicated with about 650 local residents, businesses and community groups to update them on recent project developments.</p> |
| <p>Area Committee priorities</p> | <p>{Please outline how the scheme fits within the Area Committee priorities, Council Strategy or The Barnet Plan}</p> <p>In relation to CIL Committee priorities our plan addresses community engagement across a wide range of elements, community engagement, safety management, mental health challenges and has a critical sustainability focus. Our proposal also addresses many “pillars” in the Barnet Plan “Caring for PEOPLE, PLACES and PLANET” which are highlighted below.</p> <p>In overall terms we plan to create a fully accessible, sustainable and welcoming community hall that will be a magnet for local people, bringing together many members of our community, enabling them to utilise the hall, join our groups and embrace its large garden and adjacent green spaces to the benefit of current and future generations. In real terms this <i>vision</i> is detailed in our Case of Support (Attachment 6) and can be seen in our short video that can be viewed here or via the web page https://www.monkenhadley.church/venue_1/restoration</p> <p>In these we hear from just some of the cross-generational local groups who plan to continue to or will begin to use the hall, and include:</p> <ul style="list-style-type: none"> • The Guides and The Rangers • The Puddenecks (a club for older people) • Our own Church community socials and outreach • Art Groups • The Bull Players Theatre Group • Iyengar Yoga Group • Monken Hadley School |

- Monken Hadley Cricket Club
- Barnet Classic Car Club
- Baby and Toddler Group
- Renew Wellbeing (mental health partnership with the Church, Council and the Charity)

Here are a few quote extracts that can be seen/heard in full on the video and case of support:

“As a young Mum...I know how important it is to...share concerns...and to have a forum where little ones can develop relationships.”

I plan to run “Iyengar yoga which is suitable for all ages and levels of fitness.”

“Run parent support groups for training and help for families with technology...school applications and extra curriculum linked sessions to aid parents who may find these a challenge.”

“I have a list as long as my arm for what we could use Church House for, especially one that has the security of the...garden.”

“...and there’s the lovely garden which makes it perfect for so many occasions.”

It’s “an essential part of our club [Monken Hadley Cricket Club] we require it for changing facilities...invite other clubs over...several hundred players...ECB All Stars...encourage cricket both genders and all ages...if we have the facilities, we will be able to participate in the programme...”

“We focus on helping older people overcome isolation and loneliness...”

“...it’s going to make a real difference.”

Beyond these users, we plan to host our own initiatives in the Hall, including:

Youth Outreach We anticipate our venue hire revenue funding a Youth Worker to lead social/information activities.

Workshops – mentoring, sharing skills and knowledge around upcycling, cooking, arts and crafts, languages and living well, from around the world, knowing that sharing culture engenders empathy and understanding.

Open Cafe – a lesson learnt from the pandemic was the importance of companionship and we look forward to opening our doors to young and old alike and our newly accessible hall will ensure that no one is excluded. In winter this will manifest itself in warm spaces with games, company and internet access. Year-round our hall location is on the edge of the green belt, with Hadley Green, Hadley Common, Hadley Wood attracting families, children and dog walkers from all over Barnet during all weathers and seasons and we would be pleased to offer them refreshment and toilet facilities. Renew Wellbeing has expressed an interest in our venue.

Collaboration in Conservation – we are surrounded by the richest flora and fauna (including Great Crested Newts) and we witness the commitment of groups including Monken Hadley Common Trust, Barnet and Enfield Swifts Group, Hadley Residents Association and would like to host events/talks that encourage support and active membership in such groups to engender good ecological custodianship of our green spaces.

Over time we expect that the flexibility built into the Community Centre will enable this list to evolve to serve the changing needs of the Barnet community. The Community Hall provides unrivalled access to

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| | <p>Monken Hadley Common which supports sports activities (e.g. Monken Hadley Cricket Club which without the Halls' facilities of offering tea, changing facilities, showers and toilets is unable to extend its aims), Art, Educational activities, as a base for organisations such as a Foresters School initiative, Fun activities including After School Activities, Theatrical and Musical Events, PTA Activities (School Socials), Opera and Drama Performances, Battle of the Bands Youth Initiative.</p> <p>Additionally the large enclosed garden supports hiring activity in a safe space (e.g. Children's parties; Barnet Classic Car Club).</p> <p>We take community safety very seriously with a dedicated safeguarding officer and trained volunteers who are enhanced DBS checked.</p> <p>Building plans submitted for both the "renovation" and now the "sensitive rebuild" cover all the latest accessibility needs, improved toilet and catering and IT facilities, more rooms, upgraded electrical/internet access and the latest environmentally important features for Net Zero, efficient energy usage etc. The rebuild option gives us more opportunity to provide better accessibility and flexibility of use. The current building has little to commend itself in these critical areas.</p> <p>Our planning application commits to ensuring that materials used are sustainably sourced and that heating, lighting and insulation are all carbon neutral. The longevity of a rebuild will ensure that this investment will be an asset for generations to come.</p> |
| <p>Who will deliver the scheme</p> | <p><i>{Please state which Council Service, Community Group or other party will be responsible for delivering this scheme}</i></p> <p>The PCC of Monken Hadley Church and its volunteer Community Hall Steering Team (who have been working together since 2019 and who, together, bring a combination of professional disciplines including financial, legal, project management, events and communications, music, education) in conjunction with Barnet-based Alan Cox Associates, Heritage Information Limited and a yet to be determined building contractor following a tender process to ensure all community and planning obligations are fully and efficiently met.</p> |
| <p>Community Grants (if applicable please confirm this is included with the application)</p> | <p><i>{If the funding is to be provided as third-party Community Grant - please ensure that the Barnet CIL Community Grant Application has been completed and submitted with all required supporting documentation. This ensures appropriate due diligence can be undertaken by Officers and that the Community Group agree to the Terms & Conditions of the grant}</i></p> <p>N/A</p> |
| <p>Feasibility Study only</p> | <p><i>{Please state if the request is for a feasibility study only, with the result determining on whether to bring a future scheme application}</i></p> <p>N/A</p> |
| <p>BUDGET & DELIVERY</p> | |

{Please provide an itemised budget for the scheme (for example – quotes provided, an excel sheet etc). **Please ensure the budget reflects the funding requested in the application.**

The budget should be supported by either the relevant Barnet service area (their quote is sufficient) or at least two quotes from external suppliers, which are itemised and with the VAT element shown separately).

This ensures that a competitive tender process has been undertaken and complies with procurement guidance and providing value-for-money.}

The *original aim* of the project was to restore the Community Hall as a Heritage asset in accordance with Barnet Council Planning permission back in 2019. A great deal of work has been undertaken here working with Heritage experts and a local Architect. Original costings based on a full quantity survey for the “restoration” are as follows:

| Project Stage/Component | £ Total Cost |
|-------------------------------------|---------------------|
| Demolition and preparation works | 73,370 |
| Substructure & External Walls | 49,100 |
| Frame and Upper Floors | 97,310 |
| Roof | 40,810 |
| Windows and External Doors | 47,950 |
| Internal Walls | 20,280 |
| Carpentry | 6,410 |
| Ceiling Finishes | 13,800 |
| Wall Finishes | 2,850 |
| Floor Finishes | 15,870 |
| Internal Doors & Internal Staircase | 11,100 |
| Kitchen | 9,500 |
| Sanitaryware | 4,630 |
| Decorations | 9,030 |
| Below Ground Drainage | 30,000 |
| Mechanical Installations | 44,850 |
| Electrical Installations | 38,725 |
| External Repairs | 34,830 |
| Incoming Services | 10,000 |
| Overheads | 67,244 |
| Contingency @ 3% | 18,828 |
| VAT | 129,288 |
| Totals | £775,730 |

However, a recent structural survey has confirmed significant subsidence to the building making it a dangerous structure. The building is now closed and considered to be beyond economic repair. Consequently, a restoration is no longer viable. On 12 February 2024 a reapplication to the Council was submitted requesting permission for a sensitive but cost effective rebuild/renewal that will reflect as closely as possible the current appearance of the existing building. In support of this application we have undertaken a quantity survey (attachment 7) on this basis which indicates a rebuild cost of £780,000.

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| | <p>On completion of the new planning application we will run a full tender process, in conjunction with our local Architect (Alan Cox Associates) and Heritage Information Limited, inviting at least 3 contractors which will be assessed against a combination of professionalism, value for money, environment and community criteria. If practical we aim to ensure that the contractor is local to the Barnet Community.</p> |
| <p>Quotes provided with the application</p> | <p><i>{Please provide the supporting documentation of the quotes}</i></p> <p>As noted above, we do not have a preferred contractor quote prior to the completion of the revised planning application process. However the attached quantity survey provides a robust estimate the cost of the rebuild prior to a tender process. Informally the cost indicated in the survey has been benchmarked against recent new building work in the area and the build costs are considered to be conservative.</p> <p>During the build phase we intend to reach out to the local business community for donations of materials in an effort to reduce the overall build cost.</p> |
| <p>Timescale for delivery</p> | <p><i>{Please provide dates for the scheme to start and complete} Please note a time-limit will be set for the commencement of the scheme</i></p> <p>We estimate that the rebuild should commence before the end of 2024 but could start as soon as [September/October].</p> <p>The completion of the Community Centre rebuild is estimated to be before the end of [September 2025] but will be ascertained with more certainty following the appointment of the preferred building contractor.</p> |
| <p>Council Service Delivery</p> | <p><i>{Please provide contact details for the officer who has assessed the scheme for the budget and the service capability for delivering the scheme}</i></p> <p>?TBD?</p> |
| <p>Dependencies/Risks</p> | <p><i>{Please outline dependencies/risks – such as planning consent, public consultation, additional funding required for the scheme, insurance requirements, legal or regulatory requirements, health & safety considerations, environmental health, road safety, licencing etc- please describe the approach to managing these dependencies/risks}</i></p> <p>The start and completion dates will be primarily dependent upon progress with the planning application, building contractor appointment, completion of an archaeological survey and fundraising. Planning approval is anticipated to be April. Building contractor tendering we anticipate to be able to complete by end August. Consequently the rebuild should commence before the end of 2024 but could start as soon as September/October. The completion of the Community Centre rebuild is estimated to be before the end of September 2025 but will be ascertained with more certainty following the appointment of the preferred building contractor. fundraising activity is ongoing. We have raised just over £500,000 to date against a funding requirement of £780,000 from a range of community events, donations, and Grant body pledges. A CIL grant would be hugely supportive of this process.</p> |

We plan to reach out to the local business community when the build phase starts for donations of suitable materials and labour to reduce the funding requirement.

VALUE FOR MONEY

{How does your scheme offer good value for money?}

- Schemes should be self-sufficient/sustaining and unless explicitly agreed otherwise, should not impose additional costs on the council and other relevant partners). Schemes must also demonstrate how any revenue costs associated with each scheme will be funded and maintained over its lifetime.
- if your scheme has secured funding from other sources (e.g., crowdfunding initiatives), this will strengthen your bid. However, match funding or funding from alternative sources (e.g., grants or monies from a larger scheme) is not a requirement of the bidding process. Where funding has already been received towards a scheme or programme, this must be detailed here.
- If you already do, or intend to work with other organisations please outline this.
- Please outline what consideration that has been given to **social value** in the procurement of goods or services, specifically in the use of volunteers as an alternative to paying a supplier, using local Barnet suppliers, the sourcing of recycled materials}

To date we have raised gross funding of over £500,000 against a target of £780,000. The target figure will need to be reassessed depending on planning permissions. However, if the rebuild option is approved, we estimate that we should be able to work within this budget despite inflationary pressures of the last few years. In relation to the “mix” of funding to date this breaks down as follows:

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| ○ Major Trusts/Foundations donations and pledges | £ 185,000 |
| ○ Local Community Donors/Friends of Monken Hadley | £ 80,000 |
| ○ Church “Foundation Patrons” | £ 80,000 |
| ○ Local Fundraising events | £ 90,000 |
| ○ Church Reserves | £ 75,000 |

The local fundraising activity in particular has brought the wider local community together in many ways and has included regular community events ranging from a celebration of Monken Hadley Church’s 525 year anniversary where over 750 people attended shows over a 4 day period, a series of Coronation Celebrations including a Gala Concert and Ceremonial Lighting of the Beacon, an Open-to-All Bring and Share Coronation Luncheon and Coronation Big Help Out Volunteer Monday - Churchyard and Church Hall Working Party and Church Spring Clean, to local Art Sales, Talks, Model Railway Events, Fayres, Jazz Nights and Quizzes.

Where possible we have supported local charities with donations from the proceeds of the events, for instance we donated 20% of ticket sales (£5,000) from our “Son et Lumiere” event to the local Noah’s Ark Children’s Hospice, Barnet.

All events, administration, marketing and a significant proportion of the fundraising is managed by a team of volunteers both from within the Church and the local community.

Professional, paid for support is limited to support for major Trust and Foundation fundraising and Architect, surveyor and Heritage experts for building related matters and indeed these have been sourced locally wherever possible, and we shall look to do the same wherever possible.

No ongoing revenue costs

{Members must confirm that there are no ongoing additional revenue costs associated with the scheme. If the scheme is to be maintained on

an ongoing basis by a Council service, a mandated officer must confirm that the service can be supported from existing revenue budgets}

Once the rebuild is completed, the Community Hall is expected to be self-funding and where practical supported voluntarily by members of the Church and Local Community and will not require ongoing council support.

COMMUNITY BENEFITS

{The scheme should be considering the providing the widest community benefits possible.

Please describe the outcomes and benefits provided by the scheme and outline how these have been assessed. Please include insight and data you have gathered to support the funding for the scheme, and to measure the success of it after delivery.

Please ensure consideration has been given for any consultation or engagement that may be required – for example with residents, community groups, local businesses, other ward members.

Please describe the environmental impact of the scheme, the positive impact on the borough's carbon and ecology impact, or at least ensuring it is neutral.

Please ensure that the scheme has considered equalities and diversity and relevant protected characteristics as outlined under the Equalities Act 2010.}

Role of the hall and its importance in the community

Church House was likely built during the late 18th century, possibly originally as a stables building, but was later converted to residential use until 1912, when it was given to the parish of Monken Hadley for use as a Church Hall and a magnet for the community activity. Over the past few years the building has progressively suffered structural problems due to subsidence which has severely restricted usage.

Since late 2019 we have embarked on a fundraising and rebuilding plan to create a lasting “venue” to meet a wide range of ever-changing activities of both for the Church and the wider community for generations to come. Our commitment is to create a cost effective community centre that is flexible, open to a wide range of activities and people and be sustainably rebuilt to embrace our current climate challenges. The CIL Committee priorities and Barnet Plan sit front and centre with our goals.

The attached Case for Support and a Video (mentioned earlier) were put together by local residents at zero cost, and provide a detailed insight into the range of community benefits and testimonials that will provide for local residents and community groups in Monken Hadley, Hadley Highstone, Barnet Vale and in the High Street area.

In support of the latest planning application, a comprehensive “Heritage Statement” (Attachment 8) has been completed by a specialist professional firm, Heritage Information Ltd. It concludes: “The proposals have been designed to ... minimise any harm to the character and appearance of the Monken Hadley Conservation Area and to the settings of other nearby heritage assets....structural engineers have concluded that the building is ‘beyond reasonable economic repair’.” A sensitive rebuild will offer “substantial public benefits, principally in the reestablishment of a high-quality, contextually designed and fully accessible community facility on the site which will be used by both the church and wider community”.

The benefit of a rebuild is that it will give us the opportunity to create a hall that is sourced from sustainable materials, be energy efficient and comply with current building regulations, and therefore minimise the carbon footprint. The design includes disabled access and facilities and will

have larger and improved kitchen facilities to enable the multitude of catering by the different groups that use the hall.

The expected longevity once the building is renovated/rebuilt is significant and, with continued planned maintenance should be an asset for generations. The ongoing running of the Hall, both in terms of management, community safety and maintenance will be managed by PCC of St Mary The Virgin Church, Monken Hadley, with a voluntary, dedicated Hall team, as has been the case for many decades.

Equalities and Diversity

Our Church has a very long history in the Monken Hadley area for serving people across ALL generations, from the very young to very old. Our doors are always open to anyone who wants to come and our congregation is from diverse backgrounds and cultures. Our church hall has always been used by people across multiple faiths and those of no faith at all. For example when Hong Kong Welcome requested churches to register as a Welcome Church, we signed up.

As mentioned previously a key objective of the programme is to support the *accessibility and sustainability* by making the new building fully compliant with Part M of Building regulations including level threshold access, disabled toilets, door width compliance, no internal steps etc. The Centre will also provide a full range of child care facilities, shower and user friendly kitchen utilities.

None of these facilities exist in the current building.

We believe the facilities and environment envisaged for the Community Centre will be able to help support the ever changing demographic needs in the Barnet area.

Consultation and engagement

Throughout the process we have consulted extensively with the local community, Council and fundraising bodies. We have been engaging via our local community on the project since launching it with a major event in November 2019, with regular fundraising and information events, local flyer and brochure drops, a monthly e-newsletter with a circulation of 180, a regularly updated webpage, displays in Church and the Hall outlining the development plans, articles in the local press and indeed in the last month we have communicated with about 650 local residents, businesses, community groups, grant bodies and donors by email, flyer drop, letters and face to face engagement to update them on recent project developments. It has consistently been a consultative, two-way process, for example, our plans include a shower and changing area to ensure that we accommodate the Monken Hadley Cricket Club which in turn will mean that they can expand and join new leagues and potentially the ECB All Stars giving girls and boys aged 5-8 the chance to enjoy cricket.

enh Lead Officer Review – if required

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| Lead Officer | |
| Date | |
| Assessment & Recommendations | |