

# CHANDLER'S FORD & HILTINGBURY LOCAL AREA COMMITTEE

Wednesday 1 February 2006

## HILTINGBURY COMMUNITY BUILDING

### Report of the Area Co-ordinator

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#### RECOMMENDATIONS

It is recommended that :

- (1) The Committee congratulates the Community Association on its progress to date and reaffirms its partnership to regenerate the Hiltingbury Recreation Ground;
  - (2) Members indicate their support to engaging the Youth Service in the project with a view to relocating them in the new building and releasing land for development; and
  - (3) The Head of Property Services be asked liaise with all interested parties to explore the development potential of the site.
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#### Summary

This report summarises the progress made by the Community Association to secure funding for a new community building on Hiltingbury Recreation Ground. It highlights the various partnerships that have been secured to move the project forward and summarises the benefits gained from the primary partnership with Eastleigh Borough Council.

#### Statutory Powers

S111, 120-123, 132, 142 & 145 Local Government Act 1972. S106 and Part 1X Town & Country Planning Act 1990 (As amended). S19 Local Government (Miscellaneous Provisions) Act 1976.

#### Introduction

1. The Hiltingbury Community Association was formed in 1996 with the aim of regenerating the recreation ground and providing a heart for the local community. The Community Association is run by the community for the community.

## Review of Progress to Date

2. The partnership with Eastleigh Borough Council has been exceptionally productive. The following time-line illustrates the considerable benefits that have been achieved.
3. In 2003, a £220,000 scheme to resurface the recreation ground was funded by Sport England with 37% funding by the Local Area Committee. This has rid the playing surface of stones and has provided the base for a quality playing surface for many years to come. Such projects are very labour intensive in terms of maintenance and public recreation grounds inevitably have teething problems. Hiltingbury has been no exception and further work is planned over the winter and spring to ensure adequate growth and matting of the new grass.
4. 2003 also saw the installation of a new Children's Play area at a cost of £50,000, again funded by the Local Area Committee as part of its Community Investment Programme. The play area has been very well received and is heavily used at the end of the school day and at weekends. The absence of vandalism confirms the theory expressed by the Community Association that any activity in an area that increases parental presence is a natural way of deterring vandalism.
5. The following year saw the creation of a new skateboard park and youth shelter for the teenagers at the western end of the recreation ground. At a cost of £55,000 the scheme was again funded by the Local Area Committee following extensive consultation and design work led by the Chandler's Ford Youth Council.
6. In June 2004, planning applications were approved for a new community building and an upgraded pavilion. The decision was made to accommodate two separate buildings as private hire is an essential income stream for the Community Association. This was seen to be more practical with sports changing taking place in a separate building. The segregation also had the advantage of opening up wider funding opportunities.
7. In 2005 a grant application was approved by the Hampshire Football Foundation for renovation works to the pavilion. At a total cost of £328,000, the Football Foundation met 50% of the cost with the Cabinet match funding the grant. Those works are currently taking place and should be complete early in 2006.
8. The summer holidays of 2005 saw extensive activity on the Recreation Ground. Lengthy negotiations with the County Council Education Department were concluded to enable the access road to be resurfaced. The County met 25% of the total cost of £126,500 with the remainder coming from the Local Area Committee. The opportunity was taken, as part of the resurfacing, to rationalise the competing needs of cars, cyclists and pedestrians. The new layout provides clear priority to pedestrians and cyclists with wider paths, thanks to the school donating a small amount of land near the boundary

fence. A new car park has been created near the scout hut and a new path laid to the childrens play area.

9. All in all, £760,000 has been invested in the recreation ground since the partnership was formed.

### **The Developing Community**

10. The demand for new community facilities is beyond question and evidenced by extensive research undertaken by the Community Association. A partnership with the North Millers Dale Community Association has proved very productive with numerous events at the Hiltonbury Farmhouse. In their own right, the Hiltingbury Community Association has successfully organised a number of 'Extravaganza' events on the recreation ground with attendances in excess of a thousand people and over a hundred people attending both the launch party at St Martins in the Wood and VJ Summer Party at Coultas Road.
11. The Community Association has recently secured a £20,000 grant from the Big Lottery's Home Front Recall programme to record memories of people in Britain during the Second World War and to celebrate 60 years of peace in Britain.
12. Several other useful partnerships have been formed with the Youth Service and Scouts to use, when required, the Basement and Scout hut for community events pending the construction of the new community building. A partnership is also in the process of being formed with the Forest, Lakewood and Oakwood Roads Residents Association where it is hoped their own concerns over local development can be used to further support the construction of a community building on the recreation ground.

### **Funding the New Community Hall**

13. A special funding group of the Community Association is working with Eastleigh Community Services to explore funding opportunities. A number of charitable trusts are in the process of being approached and various applications are being prepared for landfill tax subsidy. The first application was unsuccessful but this is simply because not all landfill operators include buildings in the award criteria. It is hoped that 50% of the cost could be secured through landfill tax subsidy and/or charitable trusts.
14. It is hoped that the Council will match fund this amount from Capital receipts or Developers Contributions. Indeed the project has already been approved as an unfunded priority in the 4 year capital programme. The challenge will be to identify a suitable source from which the funds can be secured.
15. One possibility under consideration is to engage the County Youth Service further as a partner and to integrate the youth club into the proposed building. This would have a number of clear advantages in that it would -

- Enable youth and adult activities to be integrated where appropriate to overcome the generation gap at the heart of much of today's social conflict;
  - Provide the Community Centre with a regular client;
  - Avoid the current problems associated with the management of a youth club located at the end of a 100 yard drive;
  - Avoid the need for substantial capital investment in the current youth club premises;
  - Enable a new youth club to be designed around 21<sup>st</sup> century needs;
  - Release valuable land for re-development;
  - Enable development at the rear of Nichol Road shops to be revisited; and
  - Open up new opportunities for funding.
16. Early discussions with the County Youth Service have indicated agreement in principle to this move although the detail of such an arrangement is subject to further discussion.
17. Full funding details will be submitted to Cabinet for approval when available

### **Risk Management**

18. The Community Association has met with both the Council and the local youth workers and fully understands their needs as a potential user of the new community building. They fully support the initiative although they recognise that as discussions progress, the design of the building will need to be altered to reflect those specific needs
19. The opportunity to engage the Youth Service in the partnership holds many advantages as described above. There is, however, little purpose in pursuing the project unless all parties are committed to making it work. The Youth Service and the Community Association have both offered their support and Members are invited to indicate their own level of support for the project.
20. The main purpose of this report is to seek Member support for the initiative and to support further discussions with the Youth Service regarding their lease surrender and with site owners to explore the re-development potential of this site and that to the rear of the Nichol Road shops.

### **Financial Implications**

21. The main purpose here is to produce a capital receipt that could be used to meet Council support for the construction of a new community building. The precise land value has yet to be established and this will need to be adjusted to reflect the value of any lease that the youth club choose to surrender.

22. The only immediate cost to the Council is that of staff time meeting with the Youth Service and relevant land owners.

### **Conclusion**

23. The viability of a community building is dependant on the building being used on a daily basis. The partnerships currently being explored with local schools and other organisations will greatly assist in this regard.
24. A partnership with the Youth Service would provide clear benefits for all parties as well as releasing valuable development land to meet the demand for new homes.

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### LOCAL GOVERNMENT ACT 1972 – SECTION 100D

The following documents disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report:

Nil