

## Full Council

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**Report Title:** Community Youth Centre Working Group

**Meeting Date:** 26 April 2022

**Contact Officer:** Mandy Sturdy, Town Clerk

### Purpose of the Report

To update the Council on the progress of the planning phase of the Community Youth Project and request forward funding to ensure we can take the project to planning.

### Background

1. Following an outline brief the architects have created initial concept designs which are being discussed with the working group and stakeholders.
2. Consultations are underway and / or planned with Scouts, Guides and Lord Williams's School students.
3. Funding and grant opportunities are being investigated by Thame Youth Projects and Town Council Officers.
4. The current programme (subject to funding) is for completion by December 2024.
5. The table below sets out costs to take the project to the end of RIBA stage 3 (Planning Permission). At which point the opportunity to claim the S106 funds earmarked for the community building can be applied for.
  - a. Subtotal 6 (Item 1 – 5 have been commissioned)
  - b. Line 15 subject to planning advice
  - c. Line 21 & 22 are both contingencies due to the likelihood that the building costs will increase and as such the architect's fees (from RIBA Stage 3 onwards) which are currently based on 6.5% of a total building cost of £1.25m. (Note, only 35% of the 6.5% is chargeable to the end of the planning phase).
  - d. Line 10 – BREEAM Assessor. The building is subject to South Oxfordshire District Council requirements to reach BREEAM Excellent as a planning condition. This condition brings with it estimated additional project costs in the region of 10% but would deliver a sustainable building.

*BREEAM measures sustainable value in a series of categories, ranging from energy to ecology. Each of these categories addresses the most influential factors, including low impact design and carbon emissions reduction; design durability and resilience; adaption to climate change; and ecological value and biodiversity protection.*

<https://www.breeam.com/discover/how-breeam-certification-works/>

	<b>Fees and Surveys</b>	<b>Expense</b>	<b>Resources</b>	<b>Income</b>
1	Feasibility Study	£5,250	Capital Receipt Reserves	£5,250
2	Architect Fees (to planning only, RIBA stage 1,2 & 3) <sup>1</sup>	£28,437	CIL <sup>2</sup>	£40,000
3	Ecology Survey – April 22	£1,350		
4	Arboricultural Survey – April 21	£1,615		
5	Topographical Survey – April 13	£675		
<b>6</b>	<b>Subtotal 1</b>	<b>£37,327</b>		<b>£45,250</b>
7	Structural Engineer	£6,000		
8	Mechanical And Electrical Engineers	£8,190		
9	Landscape Architect	£17,700		
10	BREEAM Assessor	£3,480		
11	Quantity Surveyor	£3,500		
12	Transport Consultant	£5,450		
13	Planning Consultant	£6,000		
14	Approved Inspector	£1,200		
15	Geotechnical Site Investigation	£7,000		
<b>16</b>	<b>Subtotal 2 – Pre Planning</b>	<b>£58,520</b>		
17	Architects' consultation fees	£1,000		
18	Printing Boards	£500		
19	3D Model	£2,500		
<b>20</b>	<b>Subtotal 3</b>	<b>£4,000</b>		
<b>21</b>	<b>Increase in line 2 (stage 3)</b>	<b>£2,438<sup>3</sup></b>		
<b>22</b>	<b>Contingency</b>	<b>£10,553</b>		
<b>23</b>	<b>Subtotal Contingencies</b>	<b>£12,991</b>		
<b>24</b>	<b>Total</b>	<b>£112,838</b>		<b>-£67,588</b>

<b>Funds available once planning approved</b>	
S106 Community Funds	£605,661
S106 Sports Strategy	£ 88,000
	<b>£693,661</b>

6. Total post-planning fees are estimated to be £168,516 (of which £63,376 are the remaining architects' fees) all based on an estimated build cost of £1.5m.
7. The build estimates do not include landscaping or moving the playground.

<sup>1</sup> Based on 6.5% of a £1.25m build (RIBA stage 1&2 are a fixed fee)

<sup>2</sup> Resolved at Full Council (item 13) January 18 2022

<sup>3</sup> Based on a build cost of £1.5m for RIBA Stage 3 only

## Resource Appraisal

Forward funding of up to £80K from general reserves. Once planning permission is granted an accrual can be made for the available S106 monies.

Thame Youth Projects are using their experienced fundraising teams to identify suitable grants and funding. Officers are also investigating funding options using experience and lessons from previous successful projects.

Promotions and marketing will be required to reach a wider audience for both the building consultation and fundraising – this will include some officer time.

## Risk Assessment

Planning permission is rejected – potential additional architect fees to resubmit planning application.

Increase in build cost above £1.5m plus cost of landscaping

The building cannot be funded – value engineering exercise to reduce the cost or delay the build date to allow further time to raise funds. A review of community use to engage new stakeholders who could help fund the build.

## Legal Powers:

- **Local Government Act 1972 s133 ??**
- **Local Government (Miscellaneous Provisions) Act 1976 s16**
- **Localism Act 2011 s1 General Power of Competence**

## Recommendation:

- i) It is recommended council approve to forward fund up to £80,000 from general reserves to allow the next phase, to planning permission of the Thame Community and Youth Project building.***