

Hesketh Bank Community Centre: Project Update

Prepared for West Lancs Borough Council CIL bid by Hesketh Bank Community Centre.

This paper has been prepared in response to the Cabinet Briefing document posted online, as Councillors should be advised that the situation has substantially changed from that described.

At a public consultation meeting on 20th September 2019, three options for redeveloping Hesketh Bank Community Centre were clearly and precisely presented to those in attendance. Two options involved redevelopment on the existing site and one involved selling the site for housing to fund redevelopment on the redundant bowling green on the Centenary Sports Ground.

Following that meeting, some members of the community led by a close neighbour of the site decided that selling the land for housing to fund the building work on a new site was not in their interest. In addition to this, despite The Trustees stating that the plans would ensure that both facilities for the Band and Multi Use Games Area (MUGA) would be provided for, Hesketh Bank Silver Band feared complete loss of their venue without a suitable alternative and also elected to oppose this option.

An aggressive and libelous social media campaign followed and there was a great deal of misinformation put into the public domain. People in the community were actively encouraged to object to the Community Centre receiving funding, which resulted in the negative submissions received by West Lancs Borough Council in respect to this CIL bid.

It is worth noting here that amongst the public comments made, whilst some were negative, many in the community were very supportive of all three options.

Following the September meeting, a subsequent assessment of the three options was undertaken, which involved extensive discussions with all stakeholders including West Lancs Borough Council. During the assessment it became clear that the option to sell and rebuild elsewhere would not be viable. This was due to the Bowling Club refusing to surrender the lease on the redundant bowling green, planning issues and timescales that would not fit with the West Lancs Borough Council funding window. As a result this option was discounted.

Having considered both the remaining options, and the resultant reduction in funding available, the Trustees feel that the most suitable approach is to redevelop the Back Hall and leave all other facilities on the site in place. The proposed new building will occupy exactly the same footprint as the existing Back Hall. The Front Hall, MUGA and Band Hut will remain as they are.

From a previous Pre-Planning Application - PRE/2017/0466/MIN - The Trustees were advised that the replacement of a building on the site, providing it is in the same place and not materially larger than the one it replaces, would comply with Paragraph 89 of the NPPF. This will be the case with our proposal. As such, The Trustees are hopeful that there will be few planning issues with this proposal.

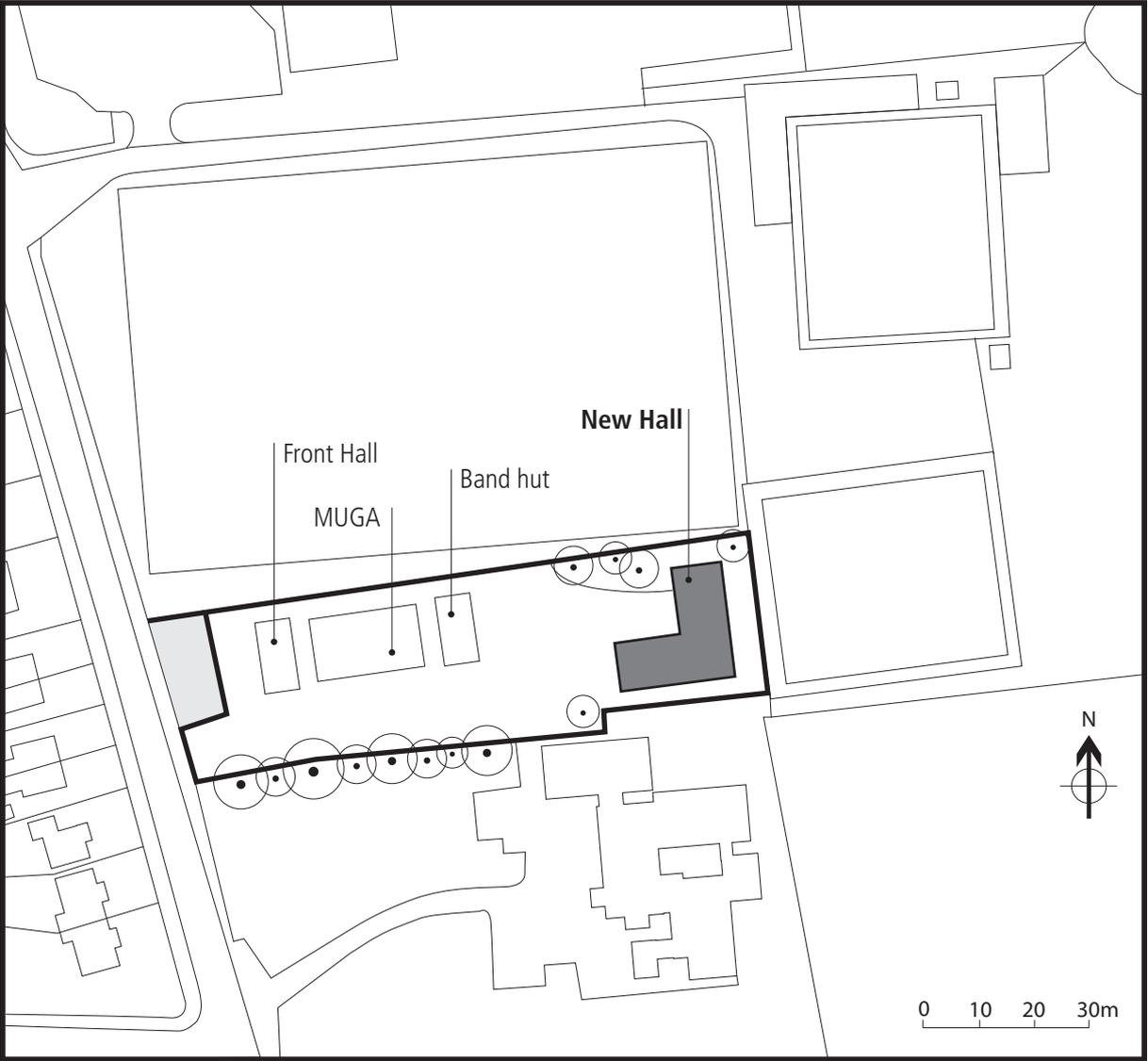
See plan on the next page.

The preferred option was presented at a second public meeting on 2nd December 2019. At that meeting, which was well attended, there was overwhelming support from the community for the proposal and Hesketh Bank Silver Band also expressed their satisfaction and support.

Since that meeting there have been no further objections on social media and there have been a lot of offers to help the Trustees with their efforts - a very positive and welcome outcome.

It is understood that Hesketh Bank Silver Band and others have now contacted, or are in the process of contacting, the Council to withdraw their initial objections to the project.

Site Plan



Project costs and Funding Sources

Funding Sources

National Lottery Reaching Communities England:	£125,000.00	Awaiting decision
West Lancs Borough Council:	£100,000.00	Awaiting decision
Hesketh with Beconsall Parish Council:	£50,000.00	Awarded
Garfield Weston:	£30,000.00	Awaiting decision
Co-op Local Causes 2019:	£4,128.00	Awarded
Co-op Local Causes 2020:	£4,000.00	Available July/October 2020
Own Fund Raising:	£17,000.00	Secured
Total	£330,128.00	

Additional Funding

Low Carbon Chamber Award		Awaiting meeting and decision
National Lottery Awards for All 2018	£9,348.00	Awarded and spent
National Lottery Awards for All 2019	£9,850.00	Awarded and spent

Project costs

Building Purchase Price Ex Works:	£260,811.00*	
Haulage charge to site:	£5,000.00	
Crane & Installation:	£13,800.00	
Planning Applications:	£5,750.00	
Site set-up:	£5,550.00	
Make good all macadam surfaces:	£5,290.00	
Paved entrance:	£1,104.00	
Total	£297,305.00	
Cost of possible additional excavations: Required if existing foundation slab cannot be used.	£8,958.00	estimated**
	£306,263.00	

* The building price is from Springfield Modular Buildings who submitted the lowest tender.

** It may be possible, once the Back Hall is demolished, to utilise the existing foundations. In which case, this estimated cost will be reduced. This can only be confirmed once demolition of the structure is completed.

These costs are all part of the turnkey price from the contractor and, once agreed, are a fixed cost that will not vary on the assumption that there are no client changes or additions.