

# CIL Panel Review of Funding Application - Docking Pavilion

The Spending Panel originally recommended allocation of funding to this project. As part of the process the decision making process for applications over £30,000, this project went to Cabinet for scrutiny.

Cabinet have requested that the Panel re-review this application due the amount requested, taking into account the previously withdrawn application.

## CIL Funding \_Docking Pavilion Applications 1st application FY22/2\_27 withdrawn:

<b>Amount of CIL Funding Allocated</b>	£50,000
<b>ID</b>	<b>CIL FY22/2_57</b>
<b>Project Name/Title</b>	<b>Docking Community Pavilion Project</b>
<b>Organisation Details -</b>	<b>Docking Rangers FC</b>
<b>Scoring Details - Match Funding - Local Support - Timescale</b>	<ul style="list-style-type: none"> <li>• Org Funds 10%= 2</li> <li>• Parish CIL 0= 1</li> <li>• Other Match Funding 400%+ = 5</li> <li>• Local Support - Parish, Ward Cllr Sandell, NCC FA, Residents Feedback &amp; Local Sports Groups= 5</li> <li>• Project Commencement 9 - 12 Mnths = 3</li> </ul>
<b>BC Officer Research - Project Research Details: Previous CIL Funding - CIL Parish Payments Received - Development in Area - Planning History -Local Plan Allocations</b>	<ul style="list-style-type: none"> <li>• <b>400%+ Match Funding</b> - including fundraising <u>£5,000</u></li> <li>• Strong Local Support</li> <li>• <b>Local Plan - Docking is Key Service Area</b></li> <li>• CIL parish Payments Made £2,817.63 <ul style="list-style-type: none"> <li>• Spent £2456 Kerbing</li> <li>• Unspent CIL £361.63</li> </ul> </li> <li>• <b>CIL Funding already allocated to Parish £5,150:</b> <ul style="list-style-type: none"> <li>• FY21/47 £3,700 Restoration of Parish Ponds</li> <li>• FY21/48 £1,450 Restoration of Grade II listed asset</li> </ul> </li> <li>• <b>Significant Development</b> - 20 planning apps with 2 Exemptions</li> </ul>
<b>Amount Requested - Amount of CIL funding requested</b>	50,000
<b>Project Progress</b>	<b>Withdrawn 28/11/2022</b> - Change of project from new pavilion to refurbishment.
<b>Community Benefit - Briefly explain how this project will benefit the local community.</b>	<p>Docking Rangers Football Club has a Development Plan which has the following key elements that will be able to be achieved with the new pavilion:</p> <ul style="list-style-type: none"> <li>• Offering holiday soccer schools and mini soccer clubs at weekends</li> <li>• Work with local schools to provide a pathway for children to play football outside of school</li> <li>• Increasing the number of teams including an additional adult team by 2023, U8 Girls and one new junior team per year</li> <li>• Increasing the number of coaches, officials and volunteers by running courses at the new pavilion</li> <li>• To provide a clear link and pathway for U16's to be able to progress to the Senior teams</li> </ul> <p>We have involved Norfolk FA from the start and they are supportive of the project and wish to support it through the Football Foundation as they see the need for it within both the village and the wider area.</p> <p>With other community groups using the facility as base for their activities including fitness training there will be a significant uptake in use of the wider site</p>

**Local Support - What evidence do you have that local people support your project?**

The consultation undertaken as part of developing the local Parish Plan shows that 84% of young people have to travel out of the village to engage in leisure activities and 81% rely on their parents to transport them. This facility will provide a valuable local resource for these young people, significantly reducing the need to travel out of the village for leisure and social activities.

The work also highlighted the need for additional leisure activities such as yoga, pilates, Tai-chi, art classes, dance classes, keep fit, cookery club and flower arranging which can be accommodated within the new facility.

This facility, therefore, allows us to address some of the reasons people least like about Docking including lack of social activities, lack of children's facilities and unsightly buildings.

We have attached a letter of support from the Ward Councillor describing the importance of the proposed new facility.

<b>Project timescale</b>	It is proposed to undertake the procurement process for a contractor in February 2023 and start on site April 2023 with an anticipated build time of six months
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The Football Club have launched an extensive fundraising programme including a range of activities including buy a brick quiz nights and football tournaments to support this project and is aiming for £5,000.

The club is working to develop a grant to the Football Foundation for a grant in the region of £200,000 subject to negotiation with Norfolk County FA and the Football Foundation. The key issue is that the Football Foundation want to see local funding allocated before they will accept a grant application therefore a CIL grant will allow the application process to progress.

We are also putting together an application to the Norfolk Social Infrastructure Fund to further support the project.

<b>BC Officer Recommendation - Reason for Recommendation</b>	<b>Approval - Community Facility</b>
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<b>Project description - Brief description of the project:</b>	<p>The project is to provide a new Community Pavilion on the recreation ground in Docking to replace the current facility which no longer meets the needs of its users and the wider community at the moment or their future requirements.</p> <p>The old Pavilion has served the community well for many years and is much loved, however, the venue's size, facilities and constant repairs have been the focus of concern for quite some time.</p> <p>The new pavilion will include the following:</p> <ul style="list-style-type: none"> <li>• Two Changing Rooms</li> <li>• Club/Meeting Room</li> <li>• Kitchen</li> <li>• Officials Changing</li> <li>• Disabled Toilet and Changing</li> </ul>
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# Latest Funding Application - FY23\_1/16 - For Review:

<p><b>ID</b></p> <p><b>Amount Requested -</b></p>	<p><b>CIL FY23_1/16</b></p> <p><b>£70,000</b></p>
<p><b>Project Name/Title</b></p> <p><b>Organisation Details</b></p>	<p><b>Docking Pavilion</b></p> <p><b>Docking Playing Fields Management Committee</b></p>
<p><b>Scoring Details - Match Funding - Local Support - Timescale</b></p> <p><b>BC Officer Research - Project Research Details: Previous CIL Funding - CIL Parish Payments Received - Development in Area - Planning History -Local Plan Allocations</b></p>	<ul style="list-style-type: none"> <li>• Match Funding 14% = 2</li> <li>• Local Support - Docking FC, Parish Council, Primary School, Ward Cllr &amp; Survey = 5</li> <li>• Timescale 0 - 6 Mnths = 5</li> </ul> <ul style="list-style-type: none"> <li>• <b>Revised submission - previously allocated £50k FY22 2/57 (new pavilion)</b></li> <li>• <b>Local Plan - Docking is a Key Service Area:</b> <ul style="list-style-type: none"> <li>• Docking Allocation G30.1 Off Pound Lane - 20 dwellings</li> </ul> </li> <li>• 22 CIL Planning Applications with 2 exemptions</li> <li>• <b>Previous Funding Allocated £5,150:</b> <ul style="list-style-type: none"> <li>• FY21_1/47 3 Pond Restoration £3,700                             <ul style="list-style-type: none"> <li>• Station Rd &amp; Church Ponds Cleared Phase 1 Completed 18/11/2022</li> </ul> </li> <li>• FY21_1/48 Restoration of Grade II listed asset Pound/Cage Restoration £1,450 Completed 15/08/2022</li> </ul> </li> <li>• <b>CIL Parish payments made £26,623.71</b> <ul style="list-style-type: none"> <li>• Spent - Bus Shelter Roof £387.40, SAM2 Machine, posts and brackets £1903, Village Gateways £4164, Kerbing around VG52 £2456</li> <li>• <b>CIL Parish Fund Unspent £10,335.55</b></li> </ul> </li> <li>• FY23_1 CIL Funding Applications Submitted £100,000:                             <ul style="list-style-type: none"> <li>• FY23_1/16 Renovation of Pavilion - Docking Playing Field Committee £70,000</li> <li>• FY23_1/51 MUGA Refurb - Docking FC £30,000</li> </ul> </li> </ul>
<p><b>Project Progress</b></p>	<p><b>Spending Panel Recommend approval 13/03/2023 - R&amp;D refer back to Panel for re-evaluation</b></p>
<p><b>Community Benefit - Briefly explain how this project will benefit the local community.</b></p>	<p>The Pavilion has been actively used for many years by all aspects of the local community.</p> <p>*The Docking Rangers F.C. football team and their coaching / training squads</p> <p>*The village primary school and nursery students for activity sessions, PE lessons, after school coaching sessions and their annual summer sports day.</p> <p>*Hosting Docking Parish Council Meetings, angling club meetings, tennis club gatherings, village community events and celebrations, private birthday parties and for private hire</p>
<p><b>Local Support - What evidence do you have that local people support your project?</b></p>	<p>We have been able to garner the positive support of a variety of local organisations for our application – please find attached their supporting letters:</p> <p>Docking Rangers F.C.</p> <p>Docking Parish Council</p> <p>Docking Church of England Primary Academy and Nursery</p> <p>Borough Councillor</p> <p>Docking Jubilee Committee chairman</p> <p>Village Parish survey undertaken in 2021-22 - the renovation of the Pavilion was mentioned as an issue by village residents as important</p> <p>Other sources may be sought if needed or useful</p>
<p><b>Project timescale</b></p>	<p>The preferred timescale of the renovation project would be Spring / Summer 2023 to avoid extensive disruption for the season of the Docking Rangers F.C. Football team and potentially make use of the Easter or summer holiday vacation period for the Docking village primary school so that the needs of the students will not be adversely affected.</p>

<p><b>Other Match Funding - Details of other match funding secured (amount and organisation providing funds)</b></p>	<p>In order to be proactive in our application for a CIL grant we have been able to secure some supportive funding as follows:</p> <p>We have been supported to the amount of £10K from Docking Allotment and Recreation Fund</p> <p>Please also note that a recent grant to Docking Rangers Football Club of £50K can potentially be reallocated to another community cause, should our £70K application be successful, thereby freeing up funds for others to use within North Norfolk. - <b>Inaccurate statement Funding already withdrawn and not relevant to this application</b></p>
<p><b>BC Officer Recommendation - Reason for Recommendation</b></p>	<ul style="list-style-type: none"> <li>• <b>Resubmission - revised scheme to refurbish pavilion instead of replacement.</b></li> <li>• Community Facility</li> </ul>
<p><b>Project description - Brief description of the project:</b></p>	<p>The Docking Playing Fields Pavilion has served the community and interests of the community of Docking since the early 1970's but is now in need of renovation and upgrading. The Pavilion has been an integral part of the playing fields, community playground and tennis court area but is now in need of a major refurbishment and upgrade in order to continue to be fit for purpose and to offer the community of Docking a positive complement to our extensive outdoor space.</p>

## Additional Considerations:

### **S106 Financial Contributions, not declared on this funding application, relating to Open Space Maintenance Financial Contributions:**

**Limagrain (19/01654/OM): £29,297.11 index-linked = £32,848.27** - Invoice sent 3 August 2023 – ‘to pay to the Council’

Schedule 2 - Part 1 - Off-Site Open Space Maintenance Contribution

2.1 Not to Occupy or allow Occupation of more than 5 of the Dwellings comprising the Development unless and until the Off Site Open Space Maintenance Contribution (£29,297.11 index-linked) has first been paid to the Council

**Pound Lane (16/00866/OM): £36,567.97 index-linked = £44,950.66** - Paid 2 August 2023  
To: ‘The Managing Trustees of Docking Playing Field and Recreation Ground’

Schedule 2

Part 1 - Play Area Contribution

A financial contribution of £36567.97 towards the provision enhancement refurbishment or maintenance of recreation facilities on the adjoining Docking Recreation Ground

Clauses:

2.1 not to Occupy or allow Occupation of more than 5 (five) Dwellings unless and until the Play

Area Contribution has been paid to the Council

3. The Owner covenants to provide a pedestrian access in the boundary of the Site to the Docking Recreation Ground no later than the Occupation of the 10th Dwelling or as otherwise agreed with the BCKLWN and to retain that access for so long as any part of the Development remains occupied and to allow members of the public to pass and re-pass along that access to get to and from the Docking Recreation Ground.

4. The Second Owner and the Trustees hereby consent to the provision and future retention of a pedestrian access way over the area shaded green on the Plan to enable members of the public to pass and repass over this area to access and egress the Docking Recreation Ground PROVIDED THAT the Play Area Contribution is passed to the Second Owner or the Trustees by the Council