



Cabinet
Monday, 20th November, 2023 at 4.30 pm
in the Council Chamber, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

1. **URGENT BUSINESS** (Pages 2 - 4)

CIL Spending Panel Addendum

Contact

Democratic Services
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX
Tel: 01553 616394
Email: democratic.services@west-norfolk.gov.uk

Urgent Item for Cabinet – 20th November – CIL Decision on Facilities Project at All Saints Church, South Lynn.

Cabinet – For Decision

It was requested at the Spending Panel meeting in October that the decision to grant funding to the Facilities Project at All Saints Church, South Lynn would be signed off by Cabinet. Although in this round of funding they have requested £30,000, which wouldn't normally have to be ratified, they have previously applied for funding and been awarded £50,000. As this takes their total granted up to £80,000, the Spending Panel wanted to ensure transparency in their decision making, and refer this application to Cabinet. Extract from CIL Spending Panel minutes below:

(31) All Saints Church, King's Lynn. The Panel noted that the Church had previously been a recipient of CIL funding and this was a second phase to the project due to an increase in costs. **AGREED:** The funding was agreed in principle, but the decision would be referred to Cabinet for ratification as this was the second phase of the project and the total funding awarded over the lifespan of the project would have pushed the application into the major funding pot.

CABINET RECOMMENDATION: That Cabinet consider the in principle agreement from the CIL Spending and ratify the decision.

Agenda Page	Ref No	Requested£	Parish	Applicant	Requested£	Approved	Panel Comments
66	31	£30,000.00	Kings Lynn	All Saints Church South Lynn	£30,000.00	y	100% recommendation in principle - as this is Phase 2 Panel request ratification of their decision from Cabinet.

All Saints Church South Lynn - Facilities

ID	31
Amount Requested - £	£30,000.00
BC Officer Recommendation - Reason for Recommendation	Approval - Community Facility
Total Score - Max 15 Points - Total Score - Max 15 Points	15
Parish	King's Lynn
BC Officer Research - Project Research Details: Previous CIL Funding - CIL Parish Payments Received - Development in Area - Planning History - Local Plan Allocations	<ul style="list-style-type: none"> • Local Plan - King's Lynn is the largest town with 1,700 dwellings allocated • <u>No CIL Paid in Kings Lynn</u> • 1 Previous Application from All Saints Church South Lynn: <ul style="list-style-type: none"> • FY22_1/73, Installation of Toilets & Kitchen £50,000, paid £47,712.86
Project Name/Title	Facilities Project All Saints South Lynn
Scoring Details - Match Funding - Local Support - Timescale	<p>Match Funding: £110,895, 370% = 5 points</p> <p>Local Support: As at previous app - Cllrs, KL Club = 5 points</p> <p>Timescale: 0-6 months = 5 points</p>
Name of Organisation submitting this request	All Saints Church South Lynn
Project description - Brief description of the project:	To install, kitchen and toilets to improve the community use of the church building.
Match Funding - Details of Match Funding	<p>We have raised /pledged £213385 including:</p> <p>Andrew Lloyd Webber Foundation 10,100</p> <p>Flux Family Donation +gift aid 37500</p> <p>Society for the Maintenance of the Faith 5,000</p> <p>Bequest 2,000</p> <p>Number 1 Trust 7,500</p> <p>Fellowship of St John the Evangelist 10,000</p> <p>Audrey Stratford Trust 5,000</p> <p>St Agnes Trust 3000</p> <p>Community Infrastructure Levy 50000</p> <p>Fundraising by church and donations 33736</p> <p>Town Guides donation 500</p> <p>Local Councillor Grant 300</p> <p>Listed places of worship scheme VAT refund 33591</p>
Summary of Expenditure	<p>We had raised the necessary funds (£200K) to start the building work in January 2023 and cover the full costs. Our contractor then pulled out at very short notice. We then had to find another contractor whose quotation was higher, given the inflationary rise in building materials and there were other unforeseen costs. Total costs of the project have now risen to £250,913. We are very grateful for the first CIL award which enabled us to secure other grants. We are asking if it would be possible for CIL funding to meet the £30,000 of the shortfall on our total funding gap of £37528</p>

	<p>We have completed the initial phases of the work.</p> <p>Outstanding works:</p> <p>Installation of kitchen, toilet and sacristy screen 106765</p> <p>Associated building works 3797</p> <p>Electrical works to kitchen and toilet 12885</p> <p>Heating to kitchen area and sacristy 12386</p> <p>Architect's Fees 13265</p> <p>Reglazing of toilet passage window 5978</p> <p>Reglazing of south transept window & guards 12383</p> <p>Building Control 420</p> <p>VAT chargeable on 2/3 of cost of installation (£71,176) & other costs = £143172, recoverable under LPOWS 28718</p> <p>Kitchen appliances & equipment (inc VAT) 4,000</p> <p>Wardrobe storage and furniture for sacristy, beams and curtains for chair stores 4000</p> <p>A grant of £30,000 would enable us to:</p> <ul style="list-style-type: none"> - install heating by the kitchen in the area where drinks and meals will be served, and in the sacristy/meeting room, - curtain off the west end of the building to enable storage of tables and chairs (previously in cupboard in position of new kitchen) -repair the large decayed and broken window in the toilet passage (all the more important once demolition work in Hillington Square begins) -Purchase range cooker, fridges, glass washer and other equipment -Pay outstanding architect and contractor bills
<p>Community Benefit</p>	<ul style="list-style-type: none"> -It will enable community meals for elderly to be held -Church will have better facilities to enable it to be used by community groups in a deprived area. -We will make it possible for disabled and those with health problems to attend community events and make it easier for the very old and very young too. -We will enhance the church as a concert and entertainment venue with affordable prices and will provide new performers with a performance space. -
<p>Local Support - Details of Local Support:</p>	<p>Letters if support from councillors and local groups submitted with previous application.</p>
<p>Project timescale - Project Timescale - Please state when the project is likely to start and how long will it take to be completed:</p>	<p>The project is well underway, the areas for which we seek funding and have a shortfall would be carried out in October 2023</p>