

APPENDIX E

Assessment of CIL bid full application

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| TDC CIL Reference Number: | IA-00240 |
| Officer recommended ranking: | 5th of 5 |
| WG final ranking (where differs): | |

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|-----------------------------------|---|---------------------------|---------|--|-----|
| Project title: | Barn 100, Oxted (theatre) | | | | |
| Applicant | Oxted and Limpsfield Barn Theatre Company Ltd | | | | |
| Total cost of project (£): | 325,000 | CIL requested (£): | 162,500 | Percentage to be funded by CIL: | 50% |
| Amount recommended: | <i>(full/partial/none)</i> | | | | |
| | Working Group: Partial award - £50,000 (15%) | | | | |

Officer Assessment

Project summary

Barn100 is a project to celebrate the Barn theatre's centenary in 2024. It seeks to remodel the front of the theatre, provide double the number of toilets together with a new accessible toilet, provide a new enlarged bar store and provide additional room for customer circulation and ancillary offices to enhance visitor experience. The benefits include:

- Modern fitted toilets with sustainable water control systems;
- Reduction of stressful queues to toilets during intervals, ensuring a better experience for customers;
- Greater circulation space creating a healthier environment and improved social distancing;
- Improved welcome and experience for our guests;
- Making the theatre more visible and attractive to those visiting and passing by.

The applicant states that the Barn is the only local theatre available for the community to hire, and the improved facilities are considered to improve the capacity of the theatre to serve new and existing residents. The applicant states that as part of the cultural heritage of Oxted and Limpsfield they are supporting the growing community in Oxted and surrounding areas by providing an updated/improved social and performing facility. Many local schools, such as St Mary's School, also use the theatre and these works will help to expand their Performing Arts experience.

| Benefit | Officer Assessment | Officer Panel Score |
|--------------------------------|---|---------------------|
| Support development | <p>The theatre is located in Oxted and is easily accessible to residents in Limpsfield. The area has received a number of new housing developments in recent years (for example Bay Trees and the Hollies west of Red Lane and the housing development in Fairviews, Williams Road, Carrols Way etc east of Holland Lane and north of Holland Junior School). The Council's records show that the parish of Oxted has received approximately 21% of the total development in the District over the past 5 years, which increases to 29% when combined with the neighbouring parish of Limpsfield indicating that this combined area has received the most development in the District over recent years. The emerging Local Plan also allocates around 110 residential units to Hurst Green in the parish of Oxted.</p> <p>The project aligns with the Tandridge District Core Strategy (2008) which encourages the development of improved community facilities to meet the needs of all sections of the community (Policy CSP 13), and the Tandridge Local Plan Part 2: Detailed Policies (2014) which encourages proposals for community facilities where they are sustainably located and suitable to meet the needs of the local community (Policy DP18).</p> <p>The project also aligns with the emerging Local Plan (still in Examination) which seeks to encourage access to formal and informal community meeting spaces to improve the wider determinants of health and wellbeing (paragraph 19.3). The project was not however included in the Tandridge District Infrastructure Delivery Plan (2019), which included a number of other projects relating to recreation, sport and community facilities in Oxted. Oxted has not yet adopted a neighbourhood plan, but the Barn Theatre is mentioned as an important asset adjacent to the Limpsfield Parish boundary in the Limpsfield Neighbourhood Plan.</p> <p>The project seeks to improve the facilities of the theatre, which is hoped to further increase its use as a unique facility within the community. The building is located in an area of the district which has received significant development and is an important cultural facility for local residents which can also benefit the wider community. There is substantial detail that the project supports development in the District with some supporting evidence.</p> | 4.3 |
| Economic growth & regeneration | <p>Modernisation and increase in size of facilities completed by local contractors supported by local professionals. Better facilities and increased use of venue likely to increase financial viability of the business. Evidence from the Tandridge Retail and Leisure Study Update (2018) suggests that from a 2015 household survey, The Barn Theatre in Oxted has a relatively low share of the theatre trips generated in the District at 6.6% compared to 70.4% which were attracted to the West End/London. Improvement to the facilities is therefore considered to have a modest impact on economic growth in the area.</p> | 2.3 |

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| Flood defence | None | 0 |
| Health provision & wellbeing | Increased circulation space supports the general mental and physical health, comfort and well-being of our audience with less stress queuing for the toilets. Good quality cultural facilities can play an important role in the health and wellbeing of communities, but the impact of this project is considered to be limited. | 1.7 |
| Education provision | Oxted theatre work closely with St Mary's School, Oxted and many other performing arts schools who welcome the additional toilets and space which can enable them to extend the level of participation, but otherwise the project has a minimal impact on the provision of education. | 1 |
| Transportation | Provides improvements to increase the use of a local community facility situated in a sustainable location. In addition, the enlarged bar store will result in fewer deliveries of bar stock and fewer lorries on the road, thereby reducing the carbon footprint of both the supplier and our volunteers who take deliveries. However, the benefits are considered to be modest. | 1.7 |
| Amenity provision | The building provides a unique venue that is used by local and non-local theatre groups and performers as well as youth groups, schools, charity events and is also available for commercial hire to local businesses. Improvements to the outdated facilities will improve the use and experience of users of the theatre. Moderate benefits are therefore identified as the project will encourage better use of an existing community facility. | 3 |
| Environment & climate change | Sustainable water closets reducing quantity of water and enhanced insulation to the new section of building, together with the road miles concept and fuel saving. Provides improvements to increase the use of a local community facility situated in a sustainable location. Moderate benefits to the environment and climate change have been identified as part of this project. | 3 |
| Match funding | 50% match funding provided by Oxted Parish Council CIL and fundraising. | 4 |

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| Value for Money | <p>Economy – Three tenders were sought. The chosen contractor, who is local and employs local tradespeople, was substantially the cheapest of the three and can start works in January 2022. Fundraising is ongoing. Failure to fund raise the additional monies in the time required will require a loan. Should this be necessary, such facilities are already in place.</p> <p>Efficiency – The project is considered to make good use of existing resources in order to achieve the desired benefits.</p> <p>Effectiveness – The plans appear effective in achieving the additional space required to improve the facilities.</p> <p>Equality – The improvements sought are likely to make this community facility more appealing to the wider community.</p> <p>Deliverability – Full Planning Permission has been granted. Fundraising is in progress and successful. Project drawings are complete. Contractor is in place.</p> <p>Maintenance arrangements – Ongoing maintenance is the responsibility of the Trustees and Directors either hands-on or using specialist contractors where required. It is not considered to be a burden and can be managed in the same way as the existing buildings on site are currently. The areas of modern construction will facilitate maintenance.</p> <p>Good detail, with some evidence, has been provided to show that the project would represent good value for money, delivering the stated outcomes at a reasonable cost.</p> | 3 |
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| Score summary | Support development | | | Economic growth & regeneration | | | Flood defence | | | Health provision | | | Education provision | | | Transportation | | | Amenity provision | | | Environment & climate change | | | Match funding | | | Value for money | | | |
|--|---------------------|---|------|--------------------------------|---|------|---------------|---|----|------------------|---|-----|---------------------|---|----|----------------|---|-----|-------------------|---|----|------------------------------|---|----|---------------|---|----|-----------------|---|----|-------------|
| | S | W | WS | S | W | WS | S | W | WS | S | W | WS | S | W | WS | S | W | WS | S | W | WS | S | W | WS | S | W | WS | S | W | WS | TOTAL SCORE |
| Officer average panel score: | 4.3 | 6 | 25.8 | 2.3 | 6 | 13.8 | 0 | 5 | 0 | 1.7 | 4 | 6.8 | 1 | 4 | 4 | 1.7 | 3 | 5.1 | 3 | 2 | 6 | 3 | 2 | 6 | 4 | 6 | 24 | 3 | 6 | 18 | 109.5 |
| Agreed WG score (where differs from officer panel): | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conclusions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Officer Questions/Applicant Answers: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q1. Please can you provide further information regarding the phasing of the project; A. Phasing was addressed as part of the presentation and Q&A session. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Q2. Please be aware that any grant will be subject to a condition precedent demonstrating that you have raised sufficient funds and would also be granted on a cost reimbursement basis for the actual costs incurred. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Working Group comments: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| The Group questioned the extent to which the bid met strategic infrastructure criteria. A partial award of £50,000 was, however, recommended in recognition of the value of this unique community facility to the District. Members also suggested that officers provide feedback to the Barn Theatre’s project team concerning the bid. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |