

Assessment of CIL bid full application

TDC CIL Reference Number:	IA-00267
Officer recommended ranking:	5 th of 5
WG final ranking (where differs):	

Officer Assessment

Project title:	Warlingham Sports Club – Clubhouse Renovation Project				
Applicant:	Warlingham Sports Club				
Total cost of project (£):	£1,060,114	CIL requested (£):	£556,500	Percentage to be funded by CIL:	52.5%

Project summary

Creation of new changing facilities, refurbishment of existing, both in accordance with all relative governing bodies' requirements and a new entrance facility for main clubhouse that will replace current facilities that are no longer fit for purpose. CIL will fund Phase 2 which will see the creation of New changing facilities on the Northern elevation of the existing clubhouse building.

Benefit	Officer Assessment	Officer Panel Score
Support development	<p>Warlingham is an area of the District which has received significant development in recent years, particularly in Limpsfield and Westhall Roads with a large number of flatted developments, including sheltered housing. The Council's records show that the parish of Warlingham has received approximately 9% of the total development in the District over the past 5 years, which is the third most of any individual parish (after Oxted and Caterham Valley). The emerging Local Plan has also allocated around 400 residential units, including Extra Care accommodation to Warlingham, which is the most for any area when excluding the proposed Garden Community.</p> <p>The project aligns with the Tandridge District Core Strategy (2008) policy CSP 13 which encourages new and improved recreation facilities to meet the needs of the whole community. In addition, the project aligns with the Tandridge Local Plan part 2: Detailed Policies (2014) DP18 on provision of Community, Sports and Recreational Facilities.</p>	3.67

	<p>The emerging Plan also recognises that access to high quality open spaces make an important contribution to health and wellbeing of communities (policy TLP17). Policy TLP39 (Providing Playing Pitches and Built Leisure Facilities) is supportive.</p> <p>Warlingham does not have a Neighbourhood Plan but the Warlingham Parish Plan was published in 2008 and while dated in some respects it does support widening sporting opportunities in the parish.</p> <p>The improvement of the pavilion and facilities are mentioned in the TDC Open Space Strategy.</p>	1.67
Economic growth & regeneration	Improvements to facilities will increase footfall and therefore income to the Club, which in turn will support sporting facilities.	0
Flood defence	Not applicable	0
Health provision & wellbeing	<p>The improved changing rooms for which CIL funding is sought as part of a much larger project will encourage participation in sport and thus improved health and wellbeing for participants. WSC caters for a range of sports and thus a wide diversity of participants, improvements would particularly encourage and enable use by female and junior participants.</p> <p>Positive comments – preventative content. Improves physical and mental wellbeing. Opportunity to link with Growing Health Together programme in Primary Care.</p>	2.67
Education provision	The increased facilities will provide Warlingham Village School with suitable changing rooms and toilets when using the playing facilities, play areas and open spaces at Warlingham Sports Club. They will also allow the club to instigate holiday camps across all sports during school holidays, something not currently possible due to the existing changing room configuration.	2.67
Transportation	Not applicable	0

Amenity provision	This project will update existing facilities that no longer meet the requirements of the respective sports' governing bodies, which prohibit the respective clubs from climbing the 'promotion ladders' of their sports. The increase in facilities will allow greater participation and diversity across all sporting sections. The project will therefore represent an improvement in local amenity provision.	5
Environment & climate change	Not applicable	0
Match funding	Evidence regarding the level of match funding and any wider leverage/investment the project may deliver, including volunteering; WSC will have 48% match funding overall and volunteering with the Committee.	4
Value for Money	<ul style="list-style-type: none"> • Evidence of three tenders for the work is required, and justification for the option chosen; Sports Clubhouses (a SME company) will be responsible for all aspects of the design and build process, including the preparation of an ITT, which will be issued to potential suppliers. A shortlist of 3 suppliers will be made and further detailed discussions held prior to any appointments for the construction/building works. • Evidence of the need for CIL funding to deliver the project; This project is being considered as 3 independent phases within an overall project, and so every effort is being made to mitigate funding risks. • An assessment against any core outcomes e.g. cost per job/home (against national benchmarks)/ cost-benefit analysis; An expert company is engaged. • Details of project timescales, phasing, maintenance; Sports Clubhouses (a SME company) based on their experience in this type of project and it is in 3 separate phases. • Officers will assess to what extent the project represents value for money using the following: <ul style="list-style-type: none"> - Economy: has the cost of the project been minimised whilst also having regard to quality? Grant will require professional sign off at each invoice stage. - Efficiency: to what extent does the project make optimal use of space and resources? It will optimise existing site for the budget. 	3.33

