



BRIEFING NOTE (January 2023)

BEPC Community Infrastructure Investment Programme

Chris Allington, Chair Barnham and Eastergate Parish Council

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1 CIL and S106 Current Status

CIL and S106 funds have started to flow into the Parish and below is a summary of the current status.

1.1 CIL Funds (can be spent on CIL Compliant Parish Projects)

CIL Funds Received				
	Development site			
23/04/2021	Angel's Nursery - BN43/16		£8,909	
15/10/2021	Angel's Nursery - BN43/16		£5,523	
08/03/2022	Angels Nursery - BN/43/16		£5,523	
20/10/2022	Tars Farm - BN/39/20		£42,198	
	TOTAL		£62,153	
CIL Funds Expected 2023				
BN/16/22/PL	Clare Court 4 houses		£17,340	
BN/142/20/OUT	Land south of Barnham Station		£78,750	
			£96,090	
Expenditure				
	VAS1		£3,175	
	Post for VAS deployment		£754	
	Noticeboards		£720	
			£2,050	
	VAS2		£3,139	
	New bins x2		£750	
	New net for Egate		£1,000	
	New equipment at Murrell's		£4,000	
	David Seaman New Hall Project		£2,625	
	Emily Sabin Bat Survey		£509	
	Matt Pickup Planning		£560	
	Wilbar Associates Gateway Project		£250	
			£19,531	£138,711
			Received Funds minus Expenditure	£42,621
			End 2023 Forecast minus current Expenditure	£138,711

We agreed in January 2023 to reserve £82k of CIL funds for EPH Porch and Store.

1.2 S106 – Funds Ring-fenced to specific projects

MURRELL'S FIELD S106 PROJECT EXPENDITURE			
BN/32/15	Lillies Nursery	£42,293	Deed of Agreement recently signed
BN/43/16	Angel's Nursery	£160,529	
		£202,822	
Expenditure so far			
Purpose	Contractor	Invoice amount	Total Funding left
			£160,529
Topographical Survey of Field	Bob Chalk	£660	£159,869
Agreements signed and funding expected			
EG/15/07	Playground equipment	£11,025	
	Already spent 5293 on Egate	£5,293	
	Sum available to PC	£5,732	

The Murrells Field investment is underway and in the project design phase. Proposals will be presented for public consultation in Spring 2023.

2 CIL/S106 Trajectory and Gap Analysis

Below is our best estimate of income to BEPC from CIL and S106. The S106 element is based on discussions in December 2019.

		Qty Homes	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Existing Permissions Yielding Future CIL and S106									
BN/142/20/OUT	Land south of Barnham Station	200	£79 k	£236 k					
BN/16/22/PL	Behind Clare Court	4	£17 k						
BEPC Neighbourhood Plan (CIL)									
NEWEG2	1 Northfields Cottages, Fontwell Avenue	49		£38 k	£39 k				
	Eastergate Fruit Farm (as was)	70			£110 k				
	Barnham Square	39		£61 k					
SD5 North and Barnham Road Mini-masterplan (S106)									
			Receipts Assumption	10%	20%	20%	30%	20%	
	SD5 North (Barratts)	481		£52 k	£103 k	£103 k	£155 k	£103 k	
	Barnham Road mini-masterplan	300		£34 k	£69 k	£69 k	£103 k	£69 k	
	TOTALS	1,143	£96 k	£421 k	£321 k	£172 k	£257 k	£172 k	
HELAA Sites									
45	Land at (Cottage Piggeries and) Tars Farm House	14							
18EG1	Land North of Spode Cottage Eastergate Lane	27		£43 k					
44	Fir Croft, Church Lane	12			£19 k				
19BA1	Land south of Lake Lane, Barnham	46		£38 k	£35 k				
BA12A	Land west of Church Lane (Rear of Cottage Piggeries)	241	£79 k	£79 k	£79 k	£79 k	£65 k		
19BA1A	Land south of Lake Lane, Barnham	29					£28 k	£17 k	
116	Pollards Nursery, Lake Lane (Also known as Eric Wall Nursery)	90					£63 k	£79 k	
103	Land to the North of Lake Lane, West Hightrees	70				£79 k	£32 k		
EG7114OUT	Land North of Barnham Road (East of Collins Close) (Former Eastergate Fruit Farm)	60		£33 k	£33 k				
138	Land to the East of Collins Close,	25							£28 k
BA10	Penfold Metallising Co Ltd Barnham Road	14						£15 k	
EG4412	Land to the rear of 43, 45 & 47 Barnham Road barnham	11						£12 k	
116A	Pollards Nursery, Lake Lane (Also known as Eric Wall Nursery)	6					£20 k		
140	Land to the rear of Malvern Croft/Lavender Lodge	6						£20 k	
	TOTAL HELAA (WE'VE NOT AGREED TO)	651	£79 k	£192 k	£165 k	£158 k	£208 k	£144 k	£28 k
	Cum.		£79 k	£271 k	£436 k	£594 k	£801 k	£945 k	£973 k
	GRAND TOTAL OF EVERYTHING	1,794	£175 k	£613 k	£487 k	£329 k	£465 k	£315 k	£28 k
	Cum.		£175 k	£788 k	£1,275 k	£1,604 k	£2,069 k	£2,385 k	£2,412 k

2.1 Gap Analysis

The total value of the projects described in this paper is circa £4m but could be as much as £5m as current cost estimates are a few years old now. To complete the investment programme described in this paper we will therefore need to develop plans to raise greater than £2m over the next 5 to 10 years. Options for this include

- Grants
- Public Works Loans
- Local Fundraising

2.2 Forecast Risks

The following risk should be noted when looking at Community Infrastructure Investment. The funding package for projects is typically a combination of local fundraising, CIL (Community Infrastructure Levy), grants, S106 contributions from the BEW Strategic Development and Public Works Loan. Currently:

- There are no obvious grant sources available
- CIL forecasts are insufficient in the next few years for the big community hall and sports pavilion projects
- The BEW Strategic Development is running late with no formal S106 agreements yet available even in draft.

The only way of mitigating these risks is to have the project ready to go when funding packages have been assembled.

Other risks to the forecast include:

- Continued delays to the development sites that make the major contributions, particularly in SD5.
- Rapidly escalating construction costs making our current project estimates too low from the 2020 estimates.

3 Community Infrastructure Investment

In early 2022 we resolved a CIL strategy and agreed with BECT a Project List. This has been updated in this section to show our current progress.

3.1.1 Small Projects (The first £50k of CIL as resolved by BEPC)

This is for projects other than the three major ones. This is now covered in Section 1 of this report and there remain funds in 2023 to spend on our smaller value priorities.

3.1.2 Major Strategic Projects linked to housing growth

In 2019 Aldingbourne, Barnham and Eastergate prepared a Community Infrastructure report with supporting evidence. Arun District Council commissioned a report from AiRS which also identified major investment needs in Barnham and Eastergate. The projects resulting from this work are summarised in section 4.2.

Type	Project	Cost and other factors that need to be considered	Enabling Fees Committed	Total Project Cost	Organisation	Status
CIL Large	Eastergate Village Hall Extension (Excluding Porch and Store) PHASE 3	2019 Design and QS Estimates prepared. Planning application for Phase 3 will be 2023 when bat survey can be done	£10,000	£825,600	BEPC/BECT	Project specification complete. 22/23 we will invest in planning application. Funding will be from accumulated CIL receipts and BEW Strategic Site S106 contributions.
CIL Large	Barnham Community Hall extension (excluding DDA compliant front door)	2021 Design and QS Estimates prepared.	£10,000	£900,000		Project specification complete. Funding will be from accumulated CIL receipts and BEW Strategic Site S106 contributions.
CIL Large	Eastergate Sports Pavilion redevelopment	2020 Design and QS Estimates prepared.		£1,282,800		Project specification complete. Funding will be from accumulated CIL receipts and BEW Strategic Site S106 contributions.

Given the size of these projects we have been trying to break them down into more manageable chunks which has led to the Focus projects shown in Section 1.

We are getting these Strategic projects 'oven-ready' for grant applications and to meet CIL/S106 compliance rules. This typically requires spend on architecture professional fees and planning applications and BEPC has budgeted to do this. The status of these projects is:

Type	Project	Cost and other factors that need to be considered	Enabling Fees	Total Project Cost	Organisation	Status
CIL Large	Murrells Field Upgrades including facilities for young people	Drainage, Fitness Trail upgrades, possible BMX pump-track facility, possible new fitness and play equipment	£10,000	£230,000	BEPC (CIL) and BECT	Design consultation Spring 2023. £160k S106 receipts adjacent Angels Nursery development in 22/23 received. Other CIL receipts expected.
Local fundraising	Eastergate Village Hall Extension Porch - PHASE 1	Oct-22 FC meeting to recommend £42k contribution from BEPC (CIL).	£5,000	£100,644	BECT	BEPC and BECT Funding package agreed Jan-23. Stage 1 Application made to Platinum Jubilee Fund.
CIL Large	Eastergate Village Hall Extension Store - PHASE 2	2019 Design and QS Estimates prepared.	£4,482	£116,000	BECT	
CIL Large	Barnham Community Hall DDA compliant front door	2021 Design and QS Estimates prepared. Excludes VAT at BEPC can recover it.	£3,570	£74,358	BEPC (CIL)	Funding package agreed Jan-23
Local fundraising	Toilet facilities and meeting room at Barnham Church	Request by ABE. Project being developed. Offer a match funding pledge		£400,000	BECT	Architect being appointed Jun-22. Pre approvals being sought. No funding solution yet identified.
		SUBTOTAL		£921,002		

3.1.3 Other Community Projects

There are several projects that are primarily led by the Barnham and Eastergate Community Trust. For completeness these are:

Other Community Projects

Type	Project	Cost and other factors that need to be considered	Total Project Cost	Funding Challenge	Organisation	Status
Local fundraising	BCH PV's	£35k to £40k. BECT to direct fund lower energy bills.	£40,000		BECT	Order places May-22. Jul-22 Install. Funded from BECT reserves.
Local fundraising	Stage sound and lighting at BCH	Total project cost up to £8k.	£5,941		BECT	BECT considering at Oct-22 Trust Meeting
Local fundraising	EVH Bar Water Supply					Agreed at Oct-22 Trust Meeting
Local fundraising	BCH Redecoration		£3,300		BECT	Agreed at Oct-22 Trust Meeting
Local fundraising	BCH Bar improvements	Circa £20k Grant fund and fund-raise 80% . Some is included in operating budgets.	£20,000	£16,000	BECT	Project underway - part implemented
Local fundraising	BCH Kitchen improvements					
Local fundraising	BCH remove wall to enable opening between Marshall Room and Cutten Room					Agreed at Oct-22 Trust Meeting
Local fundraising	Community Garden	A Coop Grant is in the bank and their may be an opportunity for other grants. Estimated BECT spend say £5k.	£10,000	£5,000	BECT	Project commencement not yet confirmed
		SUBTOTAL	£79,241	£21,000		

4 Project Overviews

4.1 Committed Projects

At the January 2023 meeting of Barnham and Eastergate Parish Council the funding package for BCH Porch and EVH Porch and Store was committed. Development plan is:

- All planning consents granted – Mid February '23.
- Finalised decisions as to what to proceed with – End of February '23.
- Preparation of Building Regulations/Tender information – Mid-April '23.
- Tenders issued – Mid-May '23.
- Tenders returned – Mid-June '23.
- Contractor appointed – End June '23.
- Contractor starts on site – End July '23.
- Practical Completion – End October '23 - end November '23.

4.1.1 EVH Porch and Store Overview

Planning permission on the Porch was given Jan-23. Planning permission on the Store expected Feb-23)

The Porch is:

Construction of a glazed entrance lobby and mobility ramp to the front entrance of Eastergate Village Hall. The combined structure would extend forward of the existing hall by some 5.3m and would have a maximum width of some 11.5m.

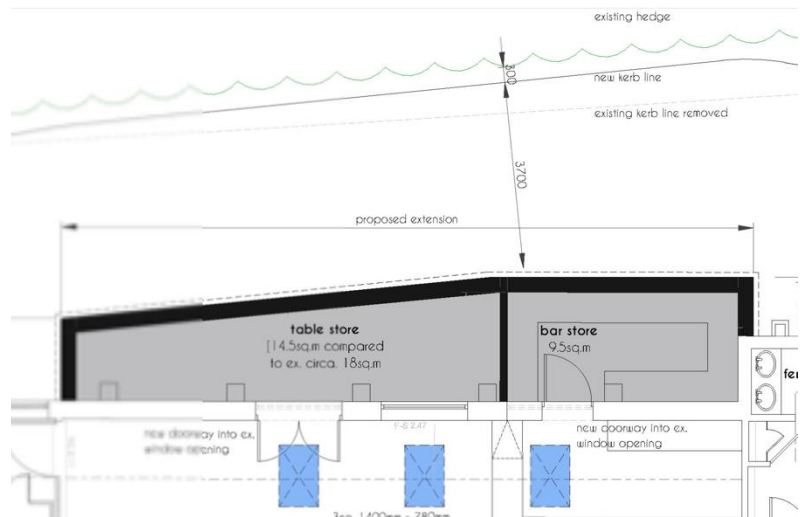
The Halls front doors are currently accessed via steps with the threshold being some 25cm higher than the external ground level. As such, the Hall is currently very difficult for those with mobility problems; wheelchair users; mobility scooter users; carers with children's buggies. The temporary accessibility ramp which has been provided to the building's rear door entrance is very inconvenient for users and opens straight into the Main Hall causing a large heat loss when opened as well as impinging on the use of the Main Hall.



The Store:

The extension will be located immediately behind the single story hipped roofed extension at the buildings north-west corner. The extension will have a length of some 13.7m and a maximum depth of 2.5m, at its northern end, which would reduce to 1.65m, at its southern end. The extension will project beyond the north-west face of the small, hipped roof front extension by some 1.2m.

Internally, the proposed extension will accommodate a 14.5sq.m. table store together with a 9.5sq.m. bar equipment store. The new storage facility will remove the need to store any furniture and bar equipment in the Main Hall thereby increasing its capacity.



4.1.2 BCH Porch Overview

Planning permission on the Porch expected Feb-23.

Currently the Hall's external doors open both inwards and outwards to allow access into the lobby. Having entered the lobby the next set of doors again can open inwards or outwards from the Hall. Consequently, there are occasions when the two sets of doors open towards each other in the lobby leaving very little space for anyone with a wheelchair, mobility scooter or children's buggy to move or manoeuvre. The proposed development would increase the internal floor area of the entrance lobby, allowing visitors to move and manoeuvre more easily. The proposed development therefore represents a significant improvement to the accessibility of the hall for users of wheelchairs and mobility scooters and for visitors with children's buggies. The proposed works would ensure that the building was compliant with Part M of the Building Regulations.



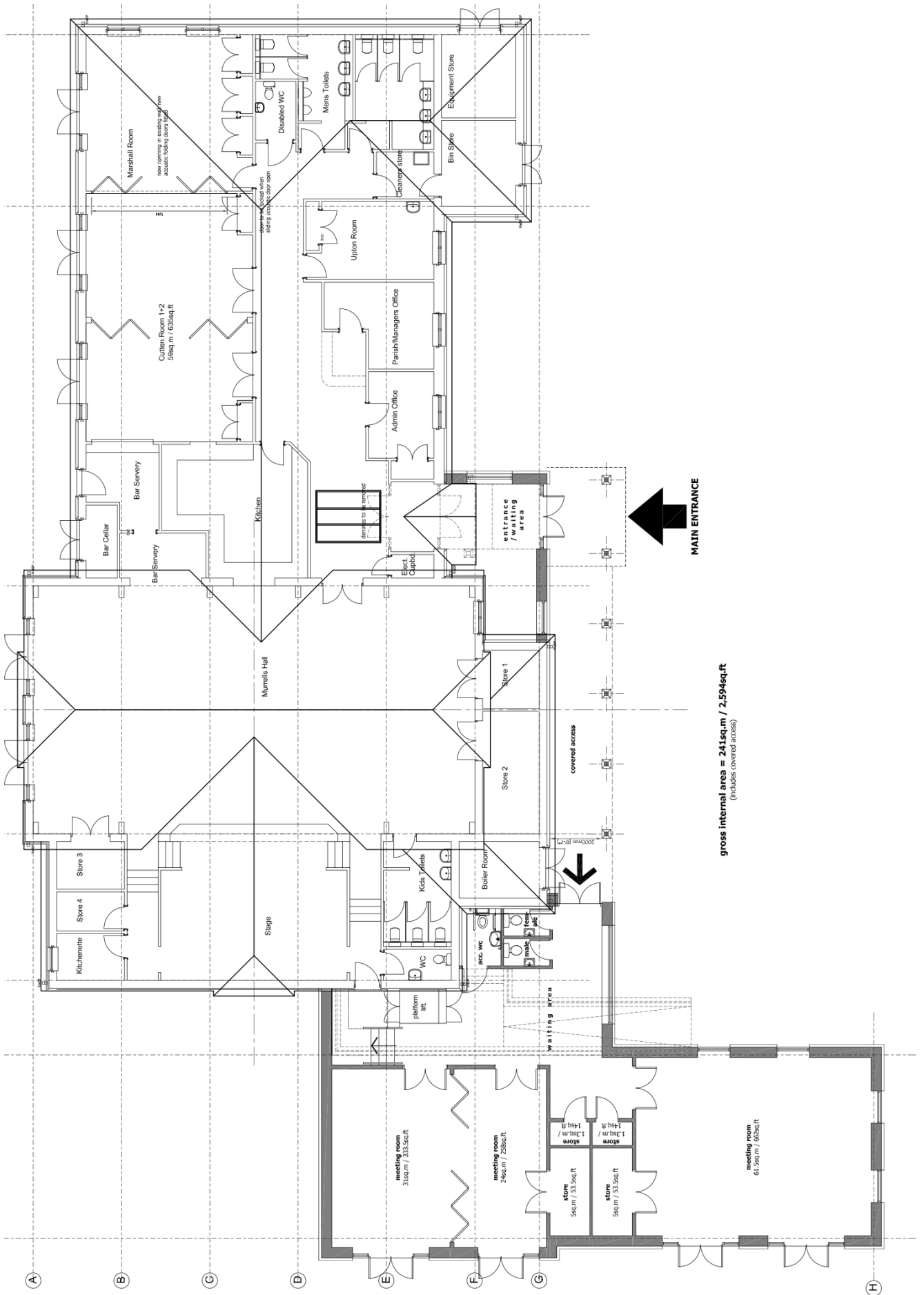
It is proposed to remove the front entrance doors and attach a 1.5m deep by 4.0m wide entrance lobby to the front facade of the building.

4.2 Projects subject to future CIL and S106 Funding

4.2.1 BCH Capacity Increase (Plus 241 sqm)

Professional team instructed and project currently being designed and costed ready for a planning application in 2023.

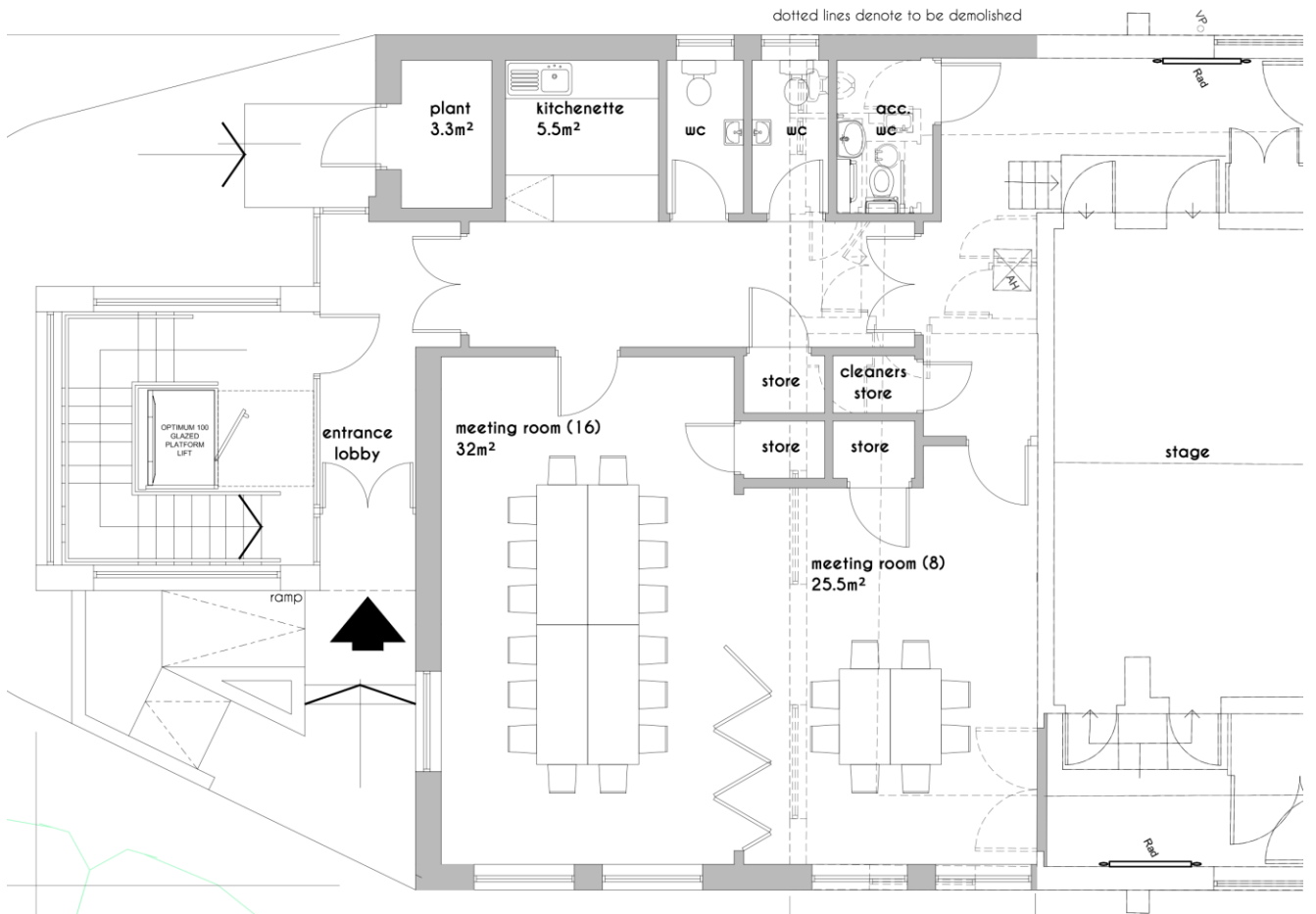




gross internal area = 241sq.m / 2,594sq.ft
 (includes covered access)

4.2.2 EVH Extension

Professional team instructed and project currently being designed and costed ready for a planning application in 2023. Currently undertaking surveys.

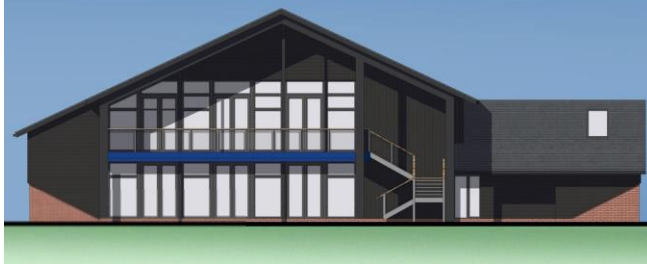


4.2.3 Eastergate Sports Field Pavillion

Redevelopment of the Pavillion as a multi-purpose facility. The project has been scoped with indicative designs and a QS estimate.



East Elevation



West Elevation



North Elevation

