

BOVEY TRACEY COMMUNITY HUB STEERING GROUP MEETING
HELD IN THE COUNCIL CHAMBER ON TUESDAY 23rd FEBRUARY 2016 at 3.00pm

Present:

Cllr R Ashby
Cllr E Kelly
Mr P Hall
Ms D Eckhart
Miss E Steer – Bovey Tracey Information Centre Trust
Mrs J Paxman – Bovey Tracey Library
Mr M Wells – Town Clerk

Apologies for absence:

Cllr A Klinkenberg
Cllr M Tregoning

The meeting was chaired by Cllr Kelly.

Minutes of Previous Meeting

The previous minutes of the meeting of 9th February were approved.

1. Update – Community Facilities Audit

Cllr Kelly requested clarification on the need for the facilities audit.

Dawn discussed the importance of having up-to-date information on demands of current facilities within the parish, available to hire by the community, and any unmet needs that could be met by the hub.

Support is required locally to assist DCT with circulating, supporting (if needed) and collecting responses from the local facilities. Dawn proposed that they would provide a draft survey and that the Steering group (SG) would suggest potential venues. Mark had prepared a basic list, which was added to by the group and will be emailed to Dawn.

Cllr Kelly suggested that the proposed consultation period could be shortened to approximately 2 weeks and therefore returns would be requested for mid March, with responses collated prior to the end of March. The SG agreed. Surveys will be issued w/b 29th February.

Jackie will be meeting the Friends of the Library group later this week and will seek support from them to help with the distribution and collection of the survey. It is hoped that Cllr Tregoning's local knowledge will help with providing the necessary contact details and following up late responses.

Dawn suggested that a covering letter is prepared and issued by the Town Council to accompany the survey. DCT would provide a draft.

2. Update – Drafting of Capital Investment Plan

Dawn discussed the various funders that are available and provided the Steering Group with initial thoughts on any that might be appropriate:

ESIF via LEP – Nothing eligible here for local councils, grants and contracts issued favour strategic consortia bids aimed at addressing barriers to employment. Further European programmes are expected over the coming months/years but no details as to eligibility yet but unlikely to match this project. DCT keeping a watching brief.

Local LAG (Greater Dartmoor LEAF) – The project looks to be eligible via their “local services” strand, however DEFRA have recently taken over the scheme so it will require a long and bureaucratic two stage application process (including business plan). It is limited to capital funding only and provides grants of up to £100k. However, this is not an option for the build stage as their funding cannot be matched with other sources of public investment. It might however fund a smaller “self-contained” project within the hub scheme at a later date eg. fitting out/equipping of public access foyer. DCT to re-visit after consultations have firmed up design / functionality brief.

Big Lottery (BIG) Reaching Communities Buildings programme – Provides grants for capital funds up to £500k, but the project is ineligible as Bovey does not fall within the eligible postcodes, nor does the area score highly enough on the national indices of multiple deprivation.

BIG main Reaching Communities Programme – This can provide grants for capital investment up to £100k and is a potential funder. However, the funding is orientated towards revenue funding (new services and staff initial start-up and running costs), need to demonstrate the sustainability of the scheme (business plan) and therefore again might be worth considering for a later stage of the hub development – not for initial building construction.

Power to Change – This re-opens in April 2016 for applications and funds up to £100k which can typically be mixed grant/ loan finance. Funding is aimed at Community Enterprise Organisations so would not be suitable unless an independent community organisation is set up to run the building.

Teignbridge DC CIL - It was noted that there has been no CIL for the Bovey Parish at present, but BT is estimated to be eligible for £91K in 2018/19 and £191K in 2019/20 if all current housing projections are fulfilled. These amounts would increase significantly if BTTC has a Neighbourhood Plan in place before planning permission is granted for the two main sites. Although very positive for future developments, CIL investment is outside the timescale of the current hub plan. However, it may be worth considering projected CIL as mechanism for early repayment of loans.

Public Sector Work Loan (PWLb) – This would appear to be the main option for funding for the bulk of the Community Hub Building if BTTC want to commence construction within the year. Both project and BTTC are eligible. Details on process and application criteria to be confirmed for next steering group meeting.

Other “social investors” – There are other sources of loan finance specifically for projects with social objectives eg the Charity Bank, Triodos Bank. DCT will firm up details of eligibility and comparative terms for next meeting.

Viridor land Fill Tax credits based grants – initial investigation indicates that the hub construction is not eligible for large scale investment, although BT is in the correct post code. DCT to undertake further investigation to firm-up if later specific elements of the kitting out / eco-technology / landscaping may be eligible as “stand alone” projects.

DCC – Libraries transfer fund – TBC - Not likely to be large contribution: DCT to follow up – awaiting confirmation of meeting date with head of libraries service and new mutual.

TEDC – Investment in lieu of public toilets provision – BTTC to continue with negotiations to firm up figures.

Current Section 106 agreements - BTTC to follow up liaison with TEDC lead officer to ascertain eligibility / definition of “recreational purposes” – does this include provision of meeting spaces, public amenity etc.

The Steering Group requested a final draft of the Capital Investment Plan to be available for review at the next meeting, before referring to the Town Council for consideration. The plan should clearly demonstrate the options that have been considered and a recommendation on the way forward.

3. Community & Stakeholder Engagement Plan

Following discussions on the levels of consultation previously undertaken, it was agreed that there would not be a requirement for a broad householder survey. Dawn proposed that more targeted consultation should take place with potential hirers of any meeting spaces and potential users of the Hub to help inform the design brief and business case for the building.

A discussion took place around the possibility of a ‘homeworker hub’ as there is a higher than average percentage of homeworkers within the parish. (we would define this as self-employed, micro—businesses).

Concerns were raised that the consultation might bring about wishes that could not be accommodated within either the budget or the plans? Dawn reiterated that the consultation will be designed appropriately in order to get the right response. The SG suggested using the contacts from the Cottage Magazine as a basis for the various groups and societies that operate within the parish.

Dawn agreed to: provide a briefing on the target audiences and aims of the broader community consultation and review the timeline and amend the consultation section so that responses are targeted to respond by the end of April.

4. Young Peoples Consultation

Following discussions around feedback from potential funding streams, this specific consultation is not as relevant now as it is clear from the initial investigations by DCT that the grants simply are not available, however this is still an extremely useful exercise to inform the Business Plan. Therefore, the Steering Group agreed that the Young peoples Consultation should still proceed as planned as per the proposed timescales, although this will be fairly light touch.

Dawn agreed to submit a list that is already being compiled of potential groups to consult with, Mark will then circulate to the SG to add to.

5. Scheduling of future Steering Group Meetings

It was agreed to schedule the next meeting for 5th April at 3.00pm in the Council Chamber.

6. Agenda items for next meeting

The main items for consideration at the next meeting will be:

- i) The review of the draft Capital Investment Plan
- ii) To receive an update on the 3 consultations
 - Community Facilities Audit
 - Consultation with potential users of Community Hub
 - Young peoples Consultation

7. AOB

Dawn met earlier today with Erica and will be meeting separately with Jackie later this week and with Mark on behalf of the TC to discuss financial sustainability and future aspirations for the new hub.

9. Date of next meeting

The date of the next meeting will be 5th April at 3.00pm.