

## **Appendix 1**

### **Greetham Community Centre Application for S106 Funding, Supporting Document**

#### **Summary**

This document is submitted in support of our application for S106 funding to support improvements to the Community Centre facilities. Our determination to ensure we reach out in a fully inclusive way to all Greetham residents has encouraged us to state, publicly, our mission and to devise a three-year development plan to make this happen. This has identified necessary improvements to the Centre facilities so that we can expand the activities for the community. Below, we provide the case detailed specifications and costs for each element. Improvements will be funded in part from our own resources and from the Parish Council. However, this leaves a substantial gap which we hope can be funded by RCC and grant providers.

#### **Development Plan**

The enforced closure of the Community Centre, because of the pandemic, provided space and time for the Trustees to review the services, and facilities which the Centre offers our community. We are mindful that during the past three years, new housing developments have increased our population by almost 25% and altered our demography with an influx of young families.

In February 2021 we defined our mission *to be at the HEART of the Greetham Community, in promoting, enabling and facilitating inclusive activities, which embrace and address the current and future social, cultural, recreational and wellbeing needs of all Greetham residents.*

We have exploited a range of methods and media to ensure we are reaching out to the community, particularly newer members. To enhance Greetham's spirit of community, we have initiated an ambitious and exciting development programme. This provides a balance of free, affordable, accessible, inclusive and financially sustainable events and activities, validated through effective consultation and feedback. Over the next three years we aim, for example, to triple room occupancy rates and significantly increase internal usage of the Centre while adding four new outdoor sporting activities. We aim to attract more commercial hiring to help fund this expansion programme.

#### **Improved Facilities**

To meet our objectives, we need to make additions and improvements to our facilities. We have identified requirements in the following areas:

- Meeting/Recreational Accommodation
- Improved and Additional Storage Facilities

- External Works

## **A. Additional Meeting/Recreational Accommodation**

**The Case for Change:** At present, the Community Centre has two spaces available for meetings, events and recreational purposes: the hall and the clubroom. This imposes limitations on the number of simultaneous activities that may run and can require some activities to use the hall when a smaller space would meet their needs. This can entail wasteful and costly heating of the entire hall. The hall, which was designed for indoor sports, is used only infrequently for that purpose.

Additionally, a space smaller than the hall could attract groups and other users who do not require either the scale of the hall or the facilities offered by the clubroom. If these meetings were relocated to a partitioned area, it would free up the clubroom for additional remunerative hiring. With the moveable acoustic wall open, large scale events could still be staged without impediment and would benefit from significant direct natural light.

**Proposed Solution:** To fit windows with protective internal shutters in the end wall to the hall extension, create an additional wheelchair friendly entrance/fire exit and install an acoustic moveable wall. This area would enjoy natural daylight while being separated from the main hall and thereby providing a third usable space in the Community Centre. This newly separated area would provide a space measuring 9.15m W x 5.5m D.

A moveable acoustic wall, offering 46dB noise reduction would be installed to hang in a line immediately behind the buttresses which separate the hall extension from the main body of the hall. For the folded acoustic wall panels to lie flat against the side walls when opened, it requires the removal of two storage cupboards, one on each side wall. The installation of a new accessible entrance will necessitate the removal of an additional wall cupboard. In addition, the indoor bowling mats are stored in this area, for which new lockers will need to be installed, so that the windows can be fitted.

## **B. Improved and Additional Storage Facilities**

**The Case for Change:** There is an acute shortage of storage facilities. The tractor mower which maintains the sports field is garaged by a Greetham resident who wants this arrangement to end. Provision of outdoor activities is dependent on regular grass-cutting. Accessibility of stored chairs for outdoor use is problematic. The Men's changing room is being used as a temporary store for a variety of items which it would be imprudent to dispose of. There is no provision to store bicycles securely for Centre users which fails to support Rutland County Council's Sustainable Travel & Smarter Travel Choices policy. The waste bins are an unsightly presence which greets visitors to the Centre and are prone to unauthorised use.

**Proposed Solution:**

- A prefabricated garage positioned to the rear of the Bowls clubhouse providing secure accommodation for the tractor mower plus substantial and much needed outside storage space.
- A concrete hardstanding located at the near end of the tennis court and adjacent to the car park would be fitted with galvanised racks accommodating ten bikes.
- A wooden enclosure, partly recessed into the hedge, would conceal and secure the waste bins.

## **C. External Works**

### **The Case for Change:**

The new patio laid in August 2020 has proved immensely popular during the pandemic. We believe that even when restrictions on social engagement are lifted outdoor meeting will remain popular. For this reason, we seek to double the size of the patio and add more picnic tables.

The majority of visitors to the Centre approach the entrance from the car park. The end wall is a confusion of old signage, industrial grade lighting, doorways and AC outlets. It has the charm of a building on an industrial estate. The car park is unlit and the planned expansion in evening activities requires this to be remedied. Some older residents are deterred at present from attending evening events because the car park is so dark. A welcoming and attractive first impression which reflects the Centre's facilities and inclusive values combined with enhanced security, provide the justification for this part of the proposal.

### **Proposed Solution:**

- Install ecologically appropriate LED flood lighting for the car park.
- Extend the patio and increase seating.
- Render the end wall making it lighter, uniform and more appealing.
- Renew signage.
- Screen both doorways with a wooden-slatted porch.
- Lay a new pathway parallel to the end of the building separated by a raised flower bed.